



Board of County Commissioners
Zoning Meeting
April 23, 2015

Prepared by: Nelson Diaz

EXHIBITS LIST

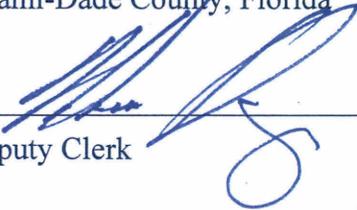
NO.	DATE	ITEM #	DESCRIPTION
		A	<u>HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.</u> <u>14-7-CZ14-1 (14-003)</u>
1	04/23/2015	A-1	Declaration of Restrictions submitted by Holland & Knight, LLP
		B	<u>MANUEL J. MENENDEZ TRUST 14-7-C12-1 (13-077)</u>
2	04/23/2015	B-1	Booklet containing a copy of the proposed covenant, report from Guillermo Olmendillo and a copy of a letter in support from the Ludlum Post Office.
3	04/23/2015	B-2	Report: Miami-Dade Police Department All Calls Dispatched by Police Grid Between Jan. 1, 2013 and August 25, 2014
4	04/23/2015	B-3	Petition signatures of residents in opposition to the proposed application
5	04/23/2015	B-4	Petition signatures of residents in support of the proposed application
6	04/23/2015	B-5	Petition signatures of residents in opposition to the proposed application with maps attached.
7	04/23/2015	B-6	Sets of different maps of the area with language in opposition to the proposed application

The foregoing exhibits were submitted for the record on April 23, 2015 and transferred to the care, custody, and control of the Department of Regulatory and Economic Resources/Planning & Zoning on June 1, 2015.

ATTEST:



HARVEY RUVIN, Clerk of Courts
Clerk of Circuit and County Courts
Miami-Dade County, Florida



Deputy Clerk

RECEIVED BY:  Frank L. Gutierrez 6/1/15
(SIGN) (PRINT) (DATE)

RECEIVED
By the Clerk for the record.

APR 23¹¹⁰⁵ 2015

Item B
Exhibit B-1 (13-077)
Meeting BCC ZONING

Manuel J. Menendez Trust
6950 SW 40th Street
PH Z-13-077

Table of Contents

- Proposed Covenant
- Guillermo Olmedillo Report
- Ludlam Post Office Support



BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

Proposed Covenant

This instrument was prepared by:

Ben Fernandez, Esq.
Bercow Radell & Fernandez, P.A.
200 S. Biscayne Boulevard
Suite 850
Miami, Florida 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner, MANUEL J. MENENDEZ TRUST, holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property", which is supported by the attorney's opinion, and

IN ORDER TO ASSURE the County that the representations made by the Owner during consideration of Public Hearing No. Z2013000077 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

- (1) That said property shall be developed substantially in accordance with the plans entitled "Central Park Apartments" as prepared Collado and Partners, Inc., consisting of 3 sheets dated stamped received 5/14/14, sheets A-1 and A-2, revised, dated 6/11/14, for a total of 5 sheets, and landscape plans prepared by Kimberly Moyer, RLA, consisting of 2 sheets, sheet L-2, revised, dated stamped received 6/11/14 and the remaining sheet dated stamped received 2/26/14.
- (2) That the proposed mixed-use residential and commercial development shall be restricted to a maximum of 78 residential units.
- (3) That a continuous six (6') foot high masonry wall shall be provided along the Property's east side where the parking area abuts the RU-1 District uses and RU-TH District uses and along the south side of the driveway to SW 69th Avenue, subject to Miami- Dade County Code regulations.

County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Covenant Running with the Land. This Declaration on the part of the Owners shall constitute a covenant running with the land and may be recorded, at Owners' expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owners, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owners, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then-owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the property, including jointers of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, , or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for

the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Planning and Zoning Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owners to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners

Declaration of Restrictions
Page 4

and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

Owner. The term Owners shall include the Owners, and its heirs, successors and assigns.

[Execution Pages Follow]

ACKNOWLEDGMENT
TRUSTEE

Signed, witnessed, executed and acknowledged on this 15th day of April, 2015.

WITNESSES:

[Signature]
Signature

Jose Menendez
Print Name

[Signature]
Signature

PATRICIA REYES
Print Name

[Signature]
Trustee Signature

M.J. MENENDEZ
Print Name

Address:
3305 ALTAMUNDA CIRCLE
CORAL GABLES, FL. 33134

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by Manuel J. Menendez, Trustee, to me personally known or produced Driver's License, as identification and who acknowledged the foregoing instrument for the purposes herein contained, and acknowledged that they were authorized under the trust to execute said instrument on behalf of the beneficiaries of the trust.

Witness my signature and official seal this 15th day of April, 2015, in the County and State aforesaid.

did take an oath
 did not take an oath

My Commission expires:

[Signature]
Notary Public

Isabel D. Gonzalez
Print Name

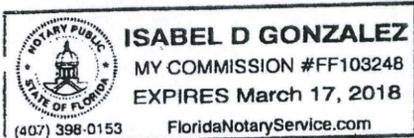


Exhibit A

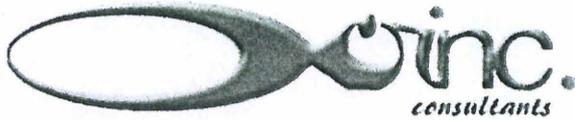
Legal Description

MENENDEZ TRACTS, Plat Book 167, Page 052, T-22724, Tract A, LOT SIZE 37,767
Square Feet,

and

MENENDEZ TRACTS, Plat Book 167 Page 052, T-22724, Tract B, LOT SIZE 89,603
Square Feet

Guillermo Olmedillo Report



Report.

PROPERTY: 6950 Bird Road
FOLIO: 30-4023-099-0010

PURPOSE:

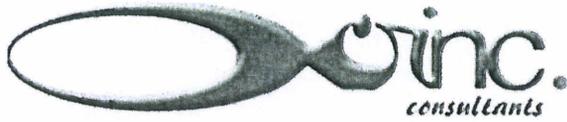
This report is prepared in order to reiterate my professional opinion that was presented for the subject property, at the Community Zoning Appeals Board 10.

Consistency with the Comprehensive Development Master Plan:

Your Planning Staff has listed all the reasons for which they consider this application to be consistent with the CDMP. Additionally, the Bird Road corridor has started its potential development with the plans prepared by staff.

The subject property is located in an area of transition; between the industrial area to the southwest, and a large commercial area located at the intersection of Bird Road and Ludlam Road. It is also located adjacent to the intersection of two Section Line Roads, the preferred location for more dense and intense uses.

The stretch of this corridor, from approximately SW 59th Avenue and the Palmetto Expressway has lagged behind with very limited attempts to redevelop, it is characterized by residences converted into office space and low rise apartments that do not contribute to upgrading the corridor, nor contribute to the traffic flow because of the multiple access points to Bird Road.



Consistency with Chapter 33.

The proposed use of the subject property is consistent with zoning. The application does not include a "variance" for height. The proposed height of the project is permitted by Chapter 33 of our Code, therefore any the members of the Commission should take this fact in consideration since the CZAB requested that the applicant reduce the project to four stories.

The project was designed so that the building is located in the commercially zoned portion of the subject property, reducing the impact on the residential neighborhood located to the south.

In conclusion, all of your professional staff is either recommending approval or has no objection of the subject application. The Board has on record substantial and competent evidence that it is consistent and compatible with the CDMP, and that it meets the requirement for its approval.

Ludlam Post Office Support Letter

Subj: **Miami, FI - Ludlam Branch Parking**
Date: 3/18/2015 5:40:19 P.M. Eastern Daylight Time
From: diana.alvarado@usps.gov
To: mjmenendez@aol.com

Mr. Menendez: Thank you for our conversation today. The Postal Service is in agreement with your Redevelopment Project as stated in the lease executed November 26, 2013. Please let me know if you require anything further from us. Diana

Diana K. Alvarado – Contracting Officer
Leasing Team Leader, West - Pacific, Western & Southern Areas
1300 Evans Avenue, Suite 200
San Francisco, CA 94188-8200
415-550-5117/diana.alvarado@usps.gov



MIAMI DADE POLICE DEPARTMENT

All Calls Dispatched By Police Grid

From: Between Jan 1, 2013 and Aug 25, 2014



Zony
handed out
an Dais

Police Grid: 1530

CAD Signal Code	CAD Signal Code Description	Complaint Datetime	Call Dispatched Time HMS	Case Number	Report Written	Address String
17	TRAFFIC ACCIDENT	03/19/2014			N	SW 40TH ST & SW 70TH AVE
	TRAFFIC ACCIDENT	05/01/2014	11:15:26 PM		N	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	07/14/2014			N	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	08/23/2014	4:42:03 PM		N	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	01/03/2013	5:28:34 PM	PD130103003724	Y	SW 38TH ST & SW 69TH AVE
	TRAFFIC ACCIDENT	01/08/2013	4:24:09 PM	PD130108010038	Y	SW 39TH BLK & SW 72ND AVE
	TRAFFIC ACCIDENT	01/09/2013	5:37:21 PM	PD130109011557	Y	SW 38TH ST & SW 68TH AVE
	TRAFFIC ACCIDENT	01/16/2013	4:15:44 PM	PD130116020637	Y	SW 39TH TER & SW 67TH AVE
	TRAFFIC ACCIDENT	01/17/2013	12:41:54 PM	PD130117021724	Y	SW 40TH ST & SW 68TH AVE
	TRAFFIC ACCIDENT	01/17/2013	7:09:03 PM	PD130117022308	Y	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	01/22/2013	10:53:52 AM	PD130122028177	Y	3930 SW 68TH AVE
	TRAFFIC ACCIDENT	02/27/2013	5:54:11 PM	PD130227076383	Y	SW 69TH AVE & BIRD RD
	TRAFFIC ACCIDENT	03/12/2013	1:56:28 PM	PD130312092987	Y	3401 SW 72ND AVE
	TRAFFIC ACCIDENT	03/28/2013	8:38:39 AM	PD130328114468	Y	3401 SW 72ND AVE
	TRAFFIC ACCIDENT	04/01/2013	4:45:54 PM	PD130401120280	Y	6895 SW 37TH ST
	TRAFFIC ACCIDENT	04/15/2013	3:43:01 PM	PD130415139029	Y	SW 39TH ST & SW 67TH AVE
	TRAFFIC ACCIDENT	04/16/2013	5:35:12 PM	PD130416140501	Y	SW 39TH BLK & SW 72ND AVE
	TRAFFIC ACCIDENT	04/28/2013	1:41:00 PM	PD130428156075	Y	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	05/25/2013	12:06:09 PM	PD130525192413	Y	SW 39TH BLK & SW 72ND AVE

RECEIVED
By the Clerk for the record.

APR 23 2015

Item B
Exhibit B-2 (13-017)
Meeting BCC ZONING

Accident Report

13-1

2012 10 accidents
2013 8 accidents



Board of County Commissioners
Zoning Meeting
April 23, 2015

Prepared by: Nelson Diaz

EXHIBITS LIST

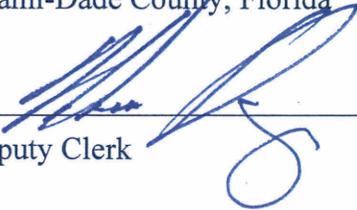
NO.	DATE	ITEM #	DESCRIPTION
		A	<u>HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.</u> <u>14-7-CZ14-1 (14-003)</u>
1	04/23/2015	A-1	Declaration of Restrictions submitted by Holland & Knight, LLP
		B	<u>MANUEL J. MENENDEZ TRUST 14-7-C12-1 (13-077)</u>
2	04/23/2015	B-1	Booklet containing a copy of the proposed covenant, report from Guillermo Olmendillo and a copy of a letter in support from the Ludlum Post Office.
3	04/23/2015	B-2	Report: Miami-Dade Police Department All Calls Dispatched by Police Grid Between Jan. 1, 2013 and August 25, 2014
4	04/23/2015	B-3	Petition signatures of residents in opposition to the proposed application
5	04/23/2015	B-4	Petition signatures of residents in support of the proposed application
6	04/23/2015	B-5	Petition signatures of residents in opposition to the proposed application with maps attached.
7	04/23/2015	B-6	Sets of different maps of the area with language in opposition to the proposed application

The foregoing exhibits were submitted for the record on April 23, 2015 and transferred to the care, custody, and control of the Department of Regulatory and Economic Resources/Planning & Zoning on June 1, 2015.

ATTEST:



HARVEY RUVIN, Clerk of Courts
Clerk of Circuit and County Courts
Miami-Dade County, Florida



Deputy Clerk

RECEIVED BY:  Frank L. Gutierrez 6/1/15
(SIGN) (PRINT) (DATE)



MIAMI DADE POLICE DEPARTMENT
All Calls Dispatched By Police Grid
From: Between Jan 1, 2013 and Aug 25, 2014



CAD Signal Code	CAD Signal Code Description	Complaint Datetime	Call Dispatched Time HMS	Case Number	Report Written	Address String
17	TRAFFIC ACCIDENT	08/21/2013	6:49:38 AM	PD130821308469	Y	SW 39TH ST & SW 67TH AVE
	TRAFFIC ACCIDENT	08/23/2013	3:08:56 PM	PD130823311653	N	SW 31ST BLK & SW 72ND AVE
	TRAFFIC ACCIDENT	08/29/2013	12:39:07 PM	PD130829319224	Y	6827 BIRD RD
	TRAFFIC ACCIDENT	08/29/2013	8:37:07 PM	PD130829319834	Y	SW 39TH BLK & SW 72ND AVE
	TRAFFIC ACCIDENT	09/02/2013	11:04:49 AM	PD130902324301	Y	SW 40TH ST & SW 69TH AVE
	TRAFFIC ACCIDENT	09/22/2013	2:58:44 PM	PD130922350677	N	6701 SW 40TH ST
	TRAFFIC ACCIDENT	12/14/2013	5:51:12 PM	PD131214459331	Y	SW 38TH ST & SW 69TH AVE
	TRAFFIC ACCIDENT	12/19/2013	6:13:13 PM	PD131219466077	N	SW 40TH ST & SW 69TH AVE
	TRAFFIC ACCIDENT	12/19/2013	6:47:03 PM	PD131219466128	N	SW 68TH AVE & BIRD RD
	TRAFFIC ACCIDENT	12/28/2013	11:41:52 PM	PD131228478113	Y	3401 SW 72ND AVE
	TRAFFIC ACCIDENT	02/06/2014	8:52:07 AM	PD140206047426	Y	SW 38TH ST & SW 67TH AVE
	TRAFFIC ACCIDENT	03/15/2014	4:11:59 PM	PD140315096508	Y	6751 SW 39TH TER
	TRAFFIC ACCIDENT	03/18/2014	12:20:57 PM	PD140318100275	Y	3401 SW 72ND AVE
	TRAFFIC ACCIDENT	03/24/2014	1:39:03 PM	PD140324108392	Y	SW 39TH BLK & SW 72ND AVE
	TRAFFIC ACCIDENT	04/17/2014	5:04:05 PM	PD140417140374	Y	SW 39TH TER & SW 69TH AVE
	TRAFFIC ACCIDENT	04/23/2014	8:39:59 PM	PD140423148657	Y	SW 40TH ST & SW 67TH AVE
	TRAFFIC ACCIDENT	06/08/2014	3:31:08 PM	PD140608209652	Y	SW 39TH TER & SW 67TH AVE
	TRAFFIC ACCIDENT	06/30/2014	5:10:51 PM	PD140630238900	Y	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	07/02/2014	6:14:14 PM	PD140702241619	Y	3940 SW 68TH AVE
	TRAFFIC ACCIDENT	07/15/2014	5:43:19 PM	PD140715258250	Y	SW 39TH ST & SW 69TH AVE
	TRAFFIC ACCIDENT	07/19/2014	4:35:02 PM	PD140719263288	N	SW 39TH ST & SW 67TH AVE

13-2

13-3



MIAMI DADE POLICE DEPARTMENT
All Calls Dispatched By Police Grid
 From: Between Jan 1, 2013 and Aug 25, 2014



CAD Signal Code	CAD Signal Code Description	Complaint Datetime	Call Dispatched Time HMS	Case Number	Report Written	Address String
17						72ND AVE
	TRAFFIC ACCIDENT	11/16/2013			N	SW 69TH AVE & BIRD RD
	TRAFFIC ACCIDENT	01/31/2014	12:38:33 AM		N	SW 72ND AVE & BIRD RD
	TRAFFIC ACCIDENT	06/06/2014			N	SW 69TH AVE & BIRD RD
	TRAFFIC ACCIDENT	01/05/2013	10:26:49 AM	PD130105005894	Y	SW 47TH ST & SW 72ND AVE
	TRAFFIC ACCIDENT	01/11/2013	2:57:09 PM	PD130111013965	Y	SW 44TH ST & SW 71ST AVE
	TRAFFIC ACCIDENT	01/25/2013	7:41:39 AM	PD130125031980	Y	7175 SW 47TH ST
	TRAFFIC ACCIDENT	02/07/2013	2:03:47 PM	PD130207049544	Y	SW 47TH ST & SW 72ND AVE
	TRAFFIC ACCIDENT	02/14/2013	3:19:01 PM	PD130214059139	Y	7031 SW 47TH ST
	TRAFFIC ACCIDENT	02/20/2013	5:31:29 PM	PD130220067101	N	SW 72ND AVE & BIRD RD
	TRAFFIC ACCIDENT	02/22/2013	12:39:06 PM	PD130222069372	Y	SW 47TH ST & SW 71ST AVE
	TRAFFIC ACCIDENT	02/28/2013	4:34:23 PM	PD130228077474	Y	SW 69TH AVE & BIRD RD
	TRAFFIC ACCIDENT	03/06/2013	9:39:22 AM	PD130306084663	Y	SW 44TH ST & SW 72ND AVE
	TRAFFIC ACCIDENT	04/02/2013	11:41:24 AM	PD130402121263	Y	SW 41ST ST & SW 72ND AVE
	TRAFFIC ACCIDENT	04/12/2013	9:52:50 AM	PD130412134648	Y	SW 42ND TER & SW 71ST AVE
	TRAFFIC ACCIDENT	05/07/2013	2:38:14 PM	PD130507168054	Y	SW 47TH ST & SW 72ND AVE
	TRAFFIC ACCIDENT	05/19/2013	5:57:22 PM	PD130519184507	N	SW 40TH ST & SW 69TH AVE
	TRAFFIC ACCIDENT	05/21/2013	4:36:21 PM	PD130521187133	Y	SW 41ST ST & SW 72ND AVE
	TRAFFIC ACCIDENT	06/04/2013	11:36:21 AM	PD130604205400	N	SW 42ND ST & SW 72ND AVE
	TRAFFIC ACCIDENT	06/17/2013	3:09:09 PM	PD130617223432	Y	7051 SW 47TH ST

13-4

14-1

13-5

13-6



MIAMI DADE POLICE DEPARTMENT
All Calls Dispatched By Police Grid
 From: Between Jan 1, 2013 and Aug 25, 2014



CAD Signal Code	CAD Signal Code Description	Complaint Datetime	Call Dispatched Time HMS	Case Number	Report Written	Address String
17	TRAFFIC ACCIDENT	08/08/2013	7:09:36 PM	PD130808292079	Y	7175 SW 47TH ST
	TRAFFIC ACCIDENT	08/14/2013	6:56:50 AM	PD130814299261	Y	4241 SW 70TH CT
	TRAFFIC ACCIDENT	08/23/2013	2:42:23 PM	PD130823311615	Y	SW 41ST ST & SW 72ND AVE
	TRAFFIC ACCIDENT	08/23/2013	5:55:57 PM	PD130823311882	N	SW 41ST ST & SW 72ND AVE
	TRAFFIC ACCIDENT	08/24/2013	12:51:48 PM	PD130824312884	Y	SW 41ST ST & SW 72ND AVE
	TRAFFIC ACCIDENT	08/30/2013	3:41:37 PM	PD130830320847	Y	SW 41ST ST & SW 72ND AVE
	TRAFFIC ACCIDENT	09/19/2013	1:48:53 PM	PD130919346724	Y	4255 SW 72ND AVE
	TRAFFIC ACCIDENT	09/23/2013	6:10:14 PM	PD130923352185	Y	SW 71ST AVE & BIRD RD
	TRAFFIC ACCIDENT	09/27/2013	11:02:16 AM	PD130927357001	Y	7191 SW 44TH ST
	TRAFFIC ACCIDENT	10/05/2013	3:49:01 PM	PD131005367678	Y	7062 SW 44TH ST
	TRAFFIC ACCIDENT	10/06/2013	3:38:02 PM	PD131006368858	Y	SW 69TH AVE & BIRD RD
	TRAFFIC ACCIDENT	10/08/2013	6:58:48 AM	PD131008370842	Y	4241 SW 70TH CT
	TRAFFIC ACCIDENT	10/13/2013	10:49:13 AM	PD131013377839	Y	SW 44TH ST & SW 71ST AVE
	TRAFFIC ACCIDENT	10/16/2013	1:55:25 PM	PD131016381783	Y	7185 SW 41ST ST
	TRAFFIC ACCIDENT	10/16/2013	6:31:11 PM	PD131016382178	Y	SW 40TH ST & SW 69TH AVE
	TRAFFIC ACCIDENT	11/16/2013	2:23:32 PM	PD131116423012	Y	SW 47TH ST & SW 72ND AVE
	TRAFFIC ACCIDENT	11/20/2013	6:23:12 PM	PD131120428426	Y	4225 SW 72ND AVE
	TRAFFIC ACCIDENT	12/09/2013	12:21:25 PM	PD131209452369	Y	SW 40TH ST & SW 71ST AVE
	TRAFFIC ACCIDENT	12/21/2013	8:36:50 AM	PD131221468241	Y	SW 44TH ST & SW 71ST AVE
	TRAFFIC ACCIDENT	12/22/2013	9:44:51 PM	PD131222470428	Y	4115 SW 72ND AVE
TRAFFIC ACCIDENT	01/02/2014	10:58:10 AM	PD140102001843	Y	4115 SW 72ND AVE	
TRAFFIC ACCIDENT	01/07/2014	2:40:44 PM	PD140107008799	Y	4681 SW 72ND AVE	
TRAFFIC ACCIDENT	01/10/2014	2:36:56 PM	PD140110012691	Y	SW 44TH ST & SW 71ST AVE	

B-7

B-8



MIAMI DADE POLICE DEPARTMENT
All Calls Dispatched By Police Grid
 From: Between Jan 1, 2013 and Aug 25, 2014



CAD Signal Code	CAD Signal Code Description	Complaint Datetime	Call Dispatched Time HMS	Case Number	Report Written	Address String
17	TRAFFIC ACCIDENT	02/06/2014	5:14:33 PM	PD140206048116	Y	SW 42ND ST & SW 72ND AVE
	TRAFFIC ACCIDENT	02/20/2014	11:54:29 AM	PD140220065953	Y	SW 42ND ST & SW 72ND AVE
	TRAFFIC ACCIDENT	02/21/2014	2:53:11 PM	PD140221067684	Y	SW 43RD ST & SW 72ND AVE
	TRAFFIC ACCIDENT	02/24/2014	5:07:14 PM	PD140224071905	N	7040 SW 44TH ST
	TRAFFIC ACCIDENT	03/10/2014	3:10:26 PM	PD140310089803	N	SW 72ND AVE & BIRD RD
	TRAFFIC ACCIDENT	03/14/2014	4:45:36 PM	PD140314095191	Y	SW 69TH AVE & BIRD RD
	TRAFFIC ACCIDENT	03/26/2014	6:21:22 PM	PD140326111405	Y	4315 SW 72ND AVE
	TRAFFIC ACCIDENT	04/08/2014	3:46:27 PM	PD140408128205	Y	7128 SW 47TH ST
	TRAFFIC ACCIDENT	04/09/2014	6:10:57 PM	PD140409129710	Y	SW 41ST ST & SW 72ND AVE
	TRAFFIC ACCIDENT	04/23/2014	6:32:31 PM	PD140423148485	N	SW 40TH ST & SW 72ND AVE
	TRAFFIC ACCIDENT	04/24/2014	9:46:37 AM	PD140424149185	Y	SW 72ND AVE & BIRD RD
	TRAFFIC ACCIDENT	04/28/2014	7:39:27 AM	PD140428154324	N	SW 42ND ST & SW 72ND AVE
	TRAFFIC ACCIDENT	05/05/2014	12:58:15 PM	PD140505163948	Y	7033 SW 47TH ST
	TRAFFIC ACCIDENT	05/15/2014	1:56:57 PM	PD140515177515	N	SW 72ND AVE & BIRD RD
	TRAFFIC ACCIDENT	05/23/2014	11:58:25 AM	PD140523188157	Y	7130 SW 47TH ST
	TRAFFIC ACCIDENT	06/07/2014	5:57:36 PM	PD140607208532	Y	7132 SW 42ND TER
	TRAFFIC ACCIDENT	06/24/2014	7:48:15 AM	PD140624230498	N	SW 71ST AVE & BIRD RD
	TRAFFIC ACCIDENT	06/30/2014	2:15:24 PM	PD140630238664	N	7120 SW 44TH ST
	TRAFFIC ACCIDENT	07/08/2014	3:05:15 PM	PD140708249121	N	SW 40TH ST & SW 69TH AVE
	TRAFFIC ACCIDENT	08/09/2014	4:13:10 PM	PD140809290193	Y	SW 40TH ST & SW 72ND AVE
	Sub-Total:	74				

14-2

14-3



MIAMI DADE POLICE DEPARTMENT

All Calls Dispatched By Police Grid

From: Between Jan 1, 2013 and Aug 25, 2014



CAD Signal Code	CAD Signal Code Description	Complaint Datetime	Call Dispatched Time HMS	Case Number	Report Written	Address String
17						AVE
	TRAFFIC ACCIDENT	01/13/2013	6:36:25 PM	PD130113016888	Y	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	01/25/2013	8:37:45 AM	PD130125032033	Y	6842 SW 40TH ST
	TRAFFIC ACCIDENT	03/09/2013	3:15:13 PM	PD130309089136	Y	4038 SW 67TH AVE
	TRAFFIC ACCIDENT	03/10/2013	1:11:37 PM	PD130310090337	Y	6700 BIRD RD
	TRAFFIC ACCIDENT	03/12/2013	6:20:51 PM	PD130312093333	Y	6786 SW 40TH ST
	TRAFFIC ACCIDENT	03/13/2013	1:51:40 PM	PD130313094319	Y	SW 40TH ST & SW 67TH AVE
	TRAFFIC ACCIDENT	03/23/2013	5:21:02 PM	PD130323108215	N	6770 BIRD RD
	TRAFFIC ACCIDENT	03/23/2013	9:35:15 PM	PD130323108498	Y	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	03/26/2013	4:01:34 PM	PD130326112178	Y	4020 SW 67TH AVE
	TRAFFIC ACCIDENT	04/04/2013	5:41:14 PM	PD130404124577	Y	SW 40TH ST & SW 67TH AVE
	TRAFFIC ACCIDENT	04/05/2013	8:46:50 AM	PD130405125243	N	SW 40TH ST & SW 67TH AVE
	TRAFFIC ACCIDENT	04/06/2013	6:07:44 PM	PD130406127191	N	SW 40TH ST & SW 67TH AVE
	TRAFFIC ACCIDENT	04/15/2013	7:21:55 AM	PD130415138478	N	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	04/15/2013	8:12:42 AM	PD130415138517	Y	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	05/03/2013	7:41:19 AM	PD130503162121	Y	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	05/10/2013	12:18:42 PM	PD130510171995	Y	SW 40TH ST & SW 67TH AVE
	TRAFFIC ACCIDENT	05/15/2013	12:16:26 PM	PD130515178682	Y	SW 40TH ST & SW 67TH AVE
	TRAFFIC ACCIDENT	05/16/2013	10:36:59 AM	PD130516179945	Y	4050 SW 67TH AVE
	TRAFFIC ACCIDENT	05/20/2013	4:39:40 PM	PD130520185681	N	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	05/22/2013	8:49:35 AM	PD130522187895	Y	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	05/22/2013	6:36:54 PM	PD130522188741	Y	SW 40TH ST & SW 67TH AVE
	TRAFFIC ACCIDENT	05/23/2013	4:59:50 PM	PD130523189978	Y	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	05/26/2013	5:29:57 PM	PD130526194113	N	SW 40TH ST & SW 67TH AVE
	TRAFFIC ACCIDENT	06/09/2013	9:46:36 PM	PD130609212858	N	SW 40TH ST & SW 67TH AVF



MIAMI DADE POLICE DEPARTMENT

All Calls Dispatched By Police Grid

From: Between Jan 1, 2013 and Aug 25, 2014



CAD Signal Code	CAD Signal Code Description	Complaint Datetime	Call Dispatched Time HMS	Case Number	Report Written	Address String
17	TRAFFIC ACCIDENT	07/20/2013	6:06:07 PM	PD130720266962	Y	6770 BIRD RD
	TRAFFIC ACCIDENT	07/21/2013	5:59:32 PM	PD130721268115	N	6770 BIRD RD
	TRAFFIC ACCIDENT	07/31/2013	1:23:39 PM	PD130731280992	Y	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	07/31/2013	2:51:12 PM	PD130731281189	Y	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	07/31/2013	5:42:30 PM	PD130731281398	Y	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	08/03/2013	10:54:32 AM	PD130803284997	Y	4020 SW 67TH AVE
	TRAFFIC ACCIDENT	08/07/2013	1:32:11 AM	PD130807289754	Y	SW 45TH LN & SW 68TH CT CIR
	TRAFFIC ACCIDENT	08/14/2013	12:54:32 PM	PD130814299621	N	SW 40TH ST & SW 67TH AVE
	TRAFFIC ACCIDENT	08/15/2013	11:55:38 AM	PD130815300879	Y	SW 40TH ST & SW 67TH AVE
	TRAFFIC ACCIDENT	08/27/2013	8:27:00 AM	PD130827316342	Y	SW 40TH ST & SW 67TH AVE
	TRAFFIC ACCIDENT	08/31/2013	12:51:07 PM	PD130831321957	Y	6792 BIRD RD
	TRAFFIC ACCIDENT	09/06/2013	2:15:54 PM	PD130906329942	Y	SW 40TH ST & SW 67TH AVE
	TRAFFIC ACCIDENT	09/07/2013	6:08:05 PM	PD130907331590	Y	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	09/09/2013	3:05:58 PM	PD130909333918	Y	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	09/12/2013	11:26:06 AM	PD130912337501	Y	6840 BIRD RD
	TRAFFIC ACCIDENT	09/16/2013	8:30:11 AM	PD130916342445	Y	SW 40TH ST & SW 67TH AVE
	TRAFFIC ACCIDENT	09/22/2013	3:38:29 PM	PD130922350728	N	6850 SW 44TH ST
	TRAFFIC ACCIDENT	09/24/2013	5:30:59 PM	PD130924353483	N	4040 SW 67TH AVE
	TRAFFIC ACCIDENT	09/27/2013	9:14:20 PM	PD130927357770	Y	6861 SW 44TH ST
	TRAFFIC ACCIDENT	09/27/2013	11:57:39 PM	PD130927357919	N	4580 SW 68TH CT CIR
	TRAFFIC ACCIDENT	09/30/2013	8:54:31 AM	PD130930360556	Y	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	10/02/2013	9:55:09 PM	PD131002364159	Y	4020 SW 67TH AVE
	TRAFFIC ACCIDENT	10/04/2013	6:38:33 PM	PD131004366584	N	4570 SW 68TH CT CIR
	TRAFFIC ACCIDENT	10/07/2013	4:18:25 PM	PD131007370173	Y	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	10/11/2013	2:58:57 PM	PD131011375406	Y	4250 SW 67TH AVE
	TRAFFIC ACCIDENT	10/15/2013	7:28:26 PM	PD131015380916	Y	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	10/16/2013	2:50:10 PM	PD131016381845	Y	SW 67TH AVE & BIRD RD



MIAMI DADE POLICE DEPARTMENT
All Calls Dispatched By Police Grid
From: Between Jan 1, 2013 and Aug 25, 2014



CAD Signal Code	CAD Signal Code Description	Complaint Datetime	Call Dispatched Time HMS	Case Number	Report Written	Address String
17	TRAFFIC ACCIDENT	12/11/2013	2:43:04 PM	PD131211455150	Y	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	12/11/2013	4:36:04 PM	PD131211455289	N	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	12/16/2013	7:18:31 PM	PD131216462063	Y	6770 SW 40TH ST
	TRAFFIC ACCIDENT	12/20/2013	12:36:19 PM	PD131220467023	Y	6830 SW 40TH ST
	TRAFFIC ACCIDENT	12/20/2013	2:01:26 PM	PD131220467134	Y	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	12/24/2013	2:04:32 PM	PD131224472511	N	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	01/10/2014	7:41:27 AM	PD140110012200	Y	6880 SW 44TH ST
	TRAFFIC ACCIDENT	02/11/2014	6:28:25 PM	PD140211054857	Y	4590 SW LUDLAM RD
	TRAFFIC ACCIDENT	02/12/2014	1:42:02 PM	PD140212055746	Y	4300 SW 67TH AVE
	TRAFFIC ACCIDENT	02/14/2014	3:17:09 PM	PD140214058518	N	6880 SW 44TH ST
	TRAFFIC ACCIDENT	02/16/2014	7:31:05 PM	PD140216061355	N	6710 BIRD RD
	TRAFFIC ACCIDENT	02/17/2014	8:59:34 AM	PD140217061850	Y	6714 BIRD RD
	TRAFFIC ACCIDENT	03/07/2014	8:03:55 PM	PD140307086453	N	6830 SW 40TH ST
	TRAFFIC ACCIDENT	03/12/2014	2:06:42 PM	PD140312092350	N	6800 SW 40TH ST
	TRAFFIC ACCIDENT	03/13/2014	11:31:49 AM	PD140313093481	N	6700 SW 40TH ST
	TRAFFIC ACCIDENT	03/19/2014	11:15:45 AM	PD140319101517	N	6840 SW 40TH ST
	TRAFFIC ACCIDENT	03/21/2014	1:48:52 PM	PD140321104380	Y	6700 BIRD RD
	TRAFFIC ACCIDENT	03/21/2014	2:47:13 PM	PD140321104452	N	6842 SW 40TH ST
	TRAFFIC ACCIDENT	03/29/2014	2:53:43 AM	PD140329114439	Y	6820 SW 45TH LN
	TRAFFIC ACCIDENT	04/03/2014	9:18:07 AM	PD140403120987	Y	6830 SW 40TH ST
	TRAFFIC ACCIDENT	04/03/2014	5:22:43 PM	PD140403121691	N	6830 SW 40TH ST
	TRAFFIC ACCIDENT	04/15/2014	3:41:44 PM	PD140415137623	Y	SW 68TH AVE & BIRD RD
	TRAFFIC ACCIDENT	04/19/2014	7:11:26 PM	PD140419143142	Y	6842 BIRD RD
	TRAFFIC ACCIDENT	05/10/2014	6:14:22 PM	PD140510171279	Y	6842 SW 40TH ST
	TRAFFIC ACCIDENT	05/25/2014	9:07:27 PM	PD140525191406	Y	6728 SW 40TH ST
	TRAFFIC ACCIDENT	06/02/2014	4:34:19 PM	PD140602201758	Y	6770 BIRD RD
	TRAFFIC ACCIDENT	06/10/2014	5:11:21 PM	PD140610212314	Y	SW 67TH AVE & BIRD RD
	TRAFFIC ACCIDENT	06/13/2014	12:52:06 PM	PD140613216033	Y	SW 40TH ST & SW 67TH AVE
	TRAFFIC ACCIDENT	06/20/2014	7:53:21 AM	PD140620225026	Y	4550 SW 68TH CT CIR
	TRAFFIC ACCIDENT	06/23/2014	1:40:44 PM	PD140623229611	Y	SW 67TH AVE & BIRD RD



MIAMI DADE POLICE DEPARTMENT

All Calls Dispatched By Police Grid

From: Between Jan 1, 2013 and Aug 25, 2014



CAD Signal Code	CAD Signal Code Description	Complaint Datetime	Call Dispatched Time HMS	Case Number	Report Written	Address String
17	TRAFFIC ACCIDENT	08/19/2014	3:44:25 PM	PD140819303039	Y	SW 40TH ST & SW 67TH AVE
	TRAFFIC ACCIDENT	08/20/2014	6:47:55 PM	PD140820304672	N	6821 SW 44TH ST
	Sub-Total:	113				
Grand Total:	235					

4100



MIAMI DADE POLICE DEPARTMENT
All Calls Dispatched By Grid
Report Filters



The following parameters were used to create this report:

Date: Between Jan 1, 2013 and Aug 25, 2014

Signals: 17

Grids: 1530, 1596, 1597

Note: The address of a sex offense has been redacted to protect the identity of the victim, per FSS 119.

Disclaimer: CAD Data is only available from January 1, 1995, through the present.

RESULT TYPE:

Pin Map

GO

WHAT

WHERE

WHEN

OPTIONS

QUERY BUILDER



MDPD: MIDWEST

MDPD: KENDALL

SW 39th St

SW 39th Ter

SW 40th St

SW 69th Ave

SW 68th Ave

SW 68th Ave

1530

1596

7051

7027

6901

3950

6801

6801

3900

3950

1597

CHARTS & REPORT

HEARING NUMBER: 13-077
APPLICANT NAME: MANUEL J. MENENDEZ TRUST
THE APPLICANT IS APPEALING THE DECISION OF THE
COMMUNITY ZONING APPEALS BOARD #12 ON MANUEL J.
MENENDEZ, TRUST, WHICH DENIED THE FOLLOWING:
THE APPLICANT IS REQUESTING A ZONE CHANGE FROM
RU-4L (LIMITED APT. HOUSE) TO RU-4M (MODIFIED APT.
HOUSE) ZONE DISTRICT, AND A SPECIAL EXCEPTION TO
PERMIT A MULTI-FAMILY RESIDENTIAL DEVELOPMENT.
ADDITIONALLY, THE APPLICANT IS REQUESTING TO
DELETE TWO COVENANTS THAT RESTRICT THE PROPERTY
TO A PREVIOUSLY APPROVED PLAN FOR A RESIDENTIAL
DEVELOPMENT AND PERMIT THE APPLICANT TO SUBMIT NEW
PLANS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL
DEVELOPMENT.
THE APPLICANT IS ALSO REQUESTING NON-USE VARIANCES
TO WAIVE THE REQUIREMENT FOR A WALL BETWEEN THE
RESIDENTIAL AND COMMERCIAL ZONED LOTS, AND TO
PERMIT VARIANCES ON SETBACK(S) AND LANDSCAPING, AS
WELL AS OTHER ACCOMPANYING REQUEST(S), ON THIS

SITE.
PLANS ARE ON FILE AND MAY BE EXAMINED IN THE
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES.
PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: 6950 SW 40 STREET, MIAMI-DADE COUNTY,
FLORIDA.
SIZE OF PROPERTY: 2.92 ACRES MORE OR LESS

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL
(305)375-2640, HEARING SECTION, OR VISIT OUR
WEB PAGE TO VIEW THE HEARING FILE AT:
WWW.MIAMIDADE.GOV/ZONING/TRACK/HOME.ASP

INSTRUCTIONS UNDER FLAP

HEARING WILL BE HELD AT THE
MIAMI-DADE COUNTY-STEPHEN P. CLARK CTR
BOARD OF COUNTY COMMISSIONERS CHAMBERS
111 NW 1ST. STREET, 2ND FLOOR
MIAMI-DADE COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
DATE 03/19/2015
THURSDAY
TIME 9:30 AM

George Feyta
Caridad Feyta
4306 S.W. 69 ave
Miami, FL 33155

*We are against
the Project*

RECEIVED
By the Clerk for the record.

APR 23 2015

Item *B*
Exhibit *B-3 (13-077)*
Meeting *BCC ZONING*

HEARING NUMBER: 13-077
APPLICANT NAME: MANUEL J. MENENDEZ TRUST
THE APPLICANT IS APPEALING THE DECISION OF THE
COMMUNITY ZONING APPEALS BOARD #12 ON MANUEL J.
MENENDEZ, TRUST, WHICH DENIED THE FOLLOWING:
THE APPLICANT IS REQUESTING A ZONE CHANGE FROM
RU-4L (LIMITED APT. HOUSE) TO RU-4M (MODIFIED APT.
HOUSE) ZONE DISTRICT, AND A SPECIAL EXCEPTION TO
PERMIT A MULTI-FAMILY RESIDENTIAL DEVELOPMENT.
ADDITIONALLY, THE APPLICANT IS REQUESTING TO
DELETE TWO COVENANTS THAT RESTRICT THE PROPERTY
TO A PREVIOUSLY APPROVED PLAN FOR A RESIDENTIAL
DEVELOPMENT AND PERMIT THE APPLICANT TO SUBMIT NEW
PLANS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL
DEVELOPMENT.
THE APPLICANT IS ALSO REQUESTING NON-USE VARIANCES
TO WAIVE THE REQUIREMENT FOR A WALL BETWEEN THE
RESIDENTIAL AND COMMERCIAL ZONED LOTS, AND TO
PERMIT VARIANCES ON SETBACK(S) AND LANDSCAPING, AS
WELL AS OTHER ACCOMPANYING REQUEST(S), ON THIS

HEARING WILL BE HELD AT THE
MIAMI-DADE COUNTY-STEPHEN P. CLARK CTR
BOARD OF COUNTY COMMISSIONERS CHAMBERS
111 NW 1ST. STREET, 2ND FLOOR
MIAMI-DADE COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
DATE 03/19/2015
THURSDAY
TIME 9:30 AM

SITE.
PLANS ARE ON FILE AND MAY BE EXAMINED IN THE
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES.
PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: 6950 SW 40 STREET, MIAMI-DADE COUNTY,
FLORIDA.
SIZE OF PROPERTY: 2.92 ACRES MORE OR LESS

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL
(305)375-2640, HEARING SECTION, OR VISIT OUR
WEB PAGE TO VIEW THE HEARING FILE AT:
WWW.MIAMIDADE.GOV/ZONING/TRACK/HOME.ASP

INSTRUCTIONS UNDER FLAP

Rafael Segundo
4110 SW 69 Ave
Miami FL 33155

Rafael Segundo

*I oppose this
project.*

HEARING NUMBER: 13-077
 APPLICANT NAME: MANUEL J. MENENDEZ TRUST
 THE APPLICANT IS APPEALING THE DECISION OF THE
 COMMUNITY ZONING APPEALS BOARD #12 ON MANUEL J.
 MENENDEZ, TRUST, WHICH DENIED THE FOLLOWING:
 THE APPLICANT IS REQUESTING A ZONE CHANGE FROM
 RU-4L (LIMITED APT. HOUSE) TO RU-4M (MODIFIED APT.
 HOUSE) ZONE DISTRICT, AND A SPECIAL EXCEPTION TO
 PERMIT A MULTI-FAMILY RESIDENTIAL DEVELOPMENT.
 ADDITIONALLY, THE APPLICANT IS REQUESTING TO
 DELETE TWO COVENANTS THAT RESTRICT THE PROPERTY
 TO A PREVIOUSLY APPROVED PLAN FOR A RESIDENTIAL
 DEVELOPMENT AND PERMIT THE APPLICANT TO SUBMIT NEW
 PLANS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL
 DEVELOPMENT.
 THE APPLICANT IS ALSO REQUESTING NON-USE VARIANCES
 TO WAIVE THE REQUIREMENT FOR A WALL BETWEEN THE
 RESIDENTIAL AND COMMERCIAL ZONED LOTS, AND TO
 PERMIT VARIANCES ON SETBACK(S) AND LANDSCAPING, AS
 WELL AS OTHER ACCOMPANYING REQUEST(S), ON THIS

HEARING WILL BE HELD AT THE
 MIAMI-DADE COUNTY-STEPHEN P. CLARK CTR
 BOARD OF COUNTY COMMISSIONERS CHAMBERS
 111 NW 1ST. STREET, 2ND FLOOR
 MIAMI-DADE COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
 DATE 03/19/2015
 THURSDAY
 TIME 9:30 AM

No estoy de acuerdo

SITE.
 PLANS ARE ON FILE AND MAY BE EXAMINED IN THE
 DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES.
 PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: 6950 SW 40 STREET, MIAMI-DADE COUNTY,
 FLORIDA.
 SIZE OF PROPERTY: 2.92 ACRES MORE OR LESS

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL
 (305)375-2640, HEARING SECTION, OR VISIT OUR
 WEB PAGE TO VIEW THE HEARING FILE AT:
WWW.MIAMIDADE.GOV/ZONING/TRACK/HOME.ASP

*ARNALDO RODRIGUEZ
 LOURDES CORDOVI
 4255 SW 69 AVE
 MIAMI FL 33155*

INSTRUCTIONS UNDER FLAP

HEARING NUMBER: 13-077
APPLICANT NAME: MANUEL J. MENENDEZ TRUST
THE APPLICANT IS APPEALING THE DECISION OF THE
COMMUNITY ZONING APPEALS BOARD #12 ON MANUEL J.
MENENDEZ, TRUST, WHICH DENIED THE FOLLOWING:
THE APPLICANT IS REQUESTING A ZONE CHANGE FROM
RU-4L (LIMITED APT. HOUSE) TO RU-4M (MODIFIED APT.
HOUSE) ZONE DISTRICT, AND A SPECIAL EXCEPTION TO
PERMIT A MULTI-FAMILY RESIDENTIAL DEVELOPMENT.
ADDITIONALLY, THE APPLICANT IS REQUESTING TO
DELETE TWO COVENANTS THAT RESTRICT THE PROPERTY
TO A PREVIOUSLY APPROVED PLAN FOR A RESIDENTIAL
DEVELOPMENT AND PERMIT THE APPLICANT TO SUBMIT NEW
PLANS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL
DEVELOPMENT.
THE APPLICANT IS ALSO REQUESTING NON-USE VARIANCES
TO WAIVE THE REQUIREMENT FOR A WALL BETWEEN THE
RESIDENTIAL AND COMMERCIAL ZONED LOTS, AND TO
PERMIT VARIANCES ON SETBACK(S) AND LANDSCAPING, AS
WELL AS OTHER ACCOMPANYING REQUEST(S), ON THIS

HEARING WILL BE HELD AT THE
MIAMI-DADE COUNTY-STEPHEN P. CLARK CTR
BOARD OF COUNTY COMMISSIONERS CHAMBERS
111 NW 1ST. STREET, 2ND FLOOR
MIAMI-DADE COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
DATE 03/19/2015
THURSDAY
TIME 9:30 AM

SITE.
PLANS ARE ON FILE AND MAY BE EXAMINED IN THE
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES.
PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: 6950 SW 40 STREET, MIAMI-DADE COUNTY,
FLORIDA.
SIZE OF PROPERTY: 2.92 ACRES MORE OR LESS

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL
(305)375-2640, HEARING SECTION, OR VISIT OUR
WEB PAGE TO VIEW THE HEARING FILE AT:
WWW.MIAMIDADE.GOV/ZONING/TRACK/HOME.ASP

Juan Sanchez
4150 SW 69 AVE
MIAMI, FL 33155
Estacion central del
Problema

INSTRUCTIONS UNDER FLAP

HEARING NUMBER: 13-077
APPLICANT NAME: MANUEL J. MENENDEZ TRUST
THE APPLICANT IS APPEALING THE DECISION OF THE
COMMUNITY ZONING APPEALS BOARD #12 ON MANUEL J.
MENENDEZ, TRUST, WHICH DENIED THE FOLLOWING:
THE APPLICANT IS REQUESTING A ZONE CHANGE FROM
RU-4L (LIMITED APT. HOUSE) TO RU-4M (MODIFIED APT.
HOUSE) ZONE DISTRICT, AND A SPECIAL EXCEPTION TO
PERMIT A MULTI-FAMILY RESIDENTIAL DEVELOPMENT.
ADDITIONALLY, THE APPLICANT IS REQUESTING TO
DELETE TWO COVENANTS THAT RESTRICT THE PROPERTY
TO A PREVIOUSLY APPROVED PLAN FOR A RESIDENTIAL
DEVELOPMENT AND PERMIT THE APPLICANT TO SUBMIT NEW
PLANS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL
DEVELOPMENT.
THE APPLICANT IS ALSO REQUESTING NON-USE VARIANCES
TO WAIVE THE REQUIREMENT FOR A WALL BETWEEN THE
RESIDENTIAL AND COMMERCIAL ZONED LOTS, AND TO
PERMIT VARIANCES ON SETBACK(S) AND LANDSCAPING, AS
WELL AS OTHER ACCOMPANYING REQUEST(S), ON THIS

HEARING WILL BE HELD AT THE
MIAMI-DADE COUNTY-STEPHEN P. CLARK CTR
BOARD OF COUNTY COMMISSIONERS CHAMBERS
111 NW 1ST. STREET, 2ND FLOOR
MIAMI-DADE COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
DATE 03/19/2015
THURSDAY
TIME 9:30 AM

SITE.
PLANS ARE ON FILE AND MAY BE EXAMINED IN THE
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES.
PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: 6950 SW 40 STREET, MIAMI-DADE COUNTY,
FLORIDA.
SIZE OF PROPERTY: 2.92 ACRES MORE OR LESS

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL
(305)375-2640, HEARING SECTION, OR VISIT OUR
WEB PAGE TO VIEW THE HEARING FILE AT:
WWW.MIAMIDADE.GOV/ZONING/TRACK/HOME.ASP

Jamir Jimenez
M^o del Pilar Robledo
4160 SW 69 Ave #33155
Estamos en contra del
proyecto. - JJ
- Mercedes Pita Ulla

INSTRUCTIONS UNDER FLAP

HEARING NUMBER: 13-077
APPLICANT NAME: MANUEL J. MENENDEZ TRUST
THE APPLICANT IS APPEALING THE DECISION OF THE
COMMUNITY ZONING APPEALS BOARD #12 ON MANUEL J.
MENENDEZ, TRUST, WHICH DENIED THE FOLLOWING:
THE APPLICANT IS REQUESTING A ZONE CHANGE FROM
RU-4L (LIMITED APT. HOUSE) TO RU-4M (MODIFIED APT.
HOUSE) ZONE DISTRICT, AND A SPECIAL EXCEPTION TO
PERMIT A MULTI-FAMILY RESIDENTIAL DEVELOPMENT.
ADDITIONALLY, THE APPLICANT IS REQUESTING TO
DELETE TWO COVENANTS THAT RESTRICT THE PROPERTY
TO A PREVIOUSLY APPROVED PLAN FOR A RESIDENTIAL
DEVELOPMENT AND PERMIT THE APPLICANT TO SUBMIT NEW
PLANS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL
DEVELOPMENT.
THE APPLICANT IS ALSO REQUESTING NON-USE VARIANCES
TO WAIVE THE REQUIREMENT FOR A WALL BETWEEN THE
RESIDENTIAL AND COMMERCIAL ZONED LOTS, AND TO
PERMIT VARIANCES ON SETBACK(S) AND LANDSCAPING, AS
WELL AS OTHER ACCOMPANYING REQUEST(S), ON THIS

HEARING WILL BE HELD AT THE
MIAMI-DADE COUNTY-STEPHEN P. CLARK CTR
BOARD OF COUNTY COMMISSIONERS CHAMBERS
111 NW 1ST. STREET, 2ND FLOOR
MIAMI-DADE COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
DATE 03/19/2015
THURSDAY
TIME 9:30 AM

SITE.
PLANS ARE ON FILE AND MAY BE EXAMINED IN THE
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES.
PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: 6950 SW 40 STREET, MIAMI-DADE COUNTY,
FLORIDA.

SIZE OF PROPERTY: 2.92 ACRES MORE OR LESS

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL
(305)375-2640, HEARING SECTION, OR VISIT OUR
WEB PAGE TO VIEW THE HEARING FILE AT:
WWW.MIAMIDADE.GOV/ZONING/TRACK/HOME.ASP

INSTRUCTIONS UNDER FLAP

Jose Chao



4252 SW 65 AOE
Miami FL
33155

I oppose

HEARING NUMBER: 13-077
APPLICANT NAME: MANUEL J. MENENDEZ TRUST
THE APPLICANT IS APPEALING THE DECISION OF THE
COMMUNITY ZONING APPEALS BOARD #12 ON MANUEL J.
MENENDEZ, TRUST, WHICH DENIED THE FOLLOWING:
THE APPLICANT IS REQUESTING A ZONE CHANGE FROM
RU-4L (LIMITED APT. HOUSE) TO RU-4M (MODIFIED APT.
HOUSE) ZONE DISTRICT, AND A SPECIAL EXCEPTION TO
PERMIT A MULTI-FAMILY RESIDENTIAL DEVELOPMENT.
ADDITIONALLY, THE APPLICANT IS REQUESTING TO
DELETE TWO COVENANTS THAT RESTRICT THE PROPERTY
TO A PREVIOUSLY APPROVED PLAN FOR A RESIDENTIAL
DEVELOPMENT AND PERMIT THE APPLICANT TO SUBMIT NEW
PLANS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL
DEVELOPMENT.
THE APPLICANT IS ALSO REQUESTING NON-USE VARIANCES
TO WAIVE THE REQUIREMENT FOR A WALL BETWEEN THE
RESIDENTIAL AND COMMERCIAL ZONED LOTS, AND TO
PERMIT VARIANCES ON SETBACK(S) AND LANDSCAPING, AS
WELL AS OTHER ACCOMPANYING REQUEST(S), ON THIS

HEARING WILL BE HELD AT THE
MIAMI-DADE COUNTY-STEPHEN P. CLARK CTR
BOARD OF COUNTY COMMISSIONERS CHAMBERS
111 NW 1ST. STREET, 2ND FLOOR
MIAMI-DADE COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
DATE 03/19/2015
THURSDAY
TIME 9:30 AM

SITE.
PLANS ARE ON FILE AND MAY BE EXAMINED IN THE
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES.
PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: 6950 SW 40 STREET, MIAMI-DADE COUNTY,
FLORIDA.
SIZE OF PROPERTY: 2.92 ACRES MORE OR LESS

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL
(305)375-2640, HEARING SECTION, OR VISIT OUR
WEB PAGE TO VIEW THE HEARING FILE AT:
WWW.MIAMIDADE.GOV/ZONING/TRACK/HOME.ASP

INSTRUCTIONS UNDER FLAP

Our Oshel Berere
We oppose this
project
4251 SW 69 Ave
Miami Fl 33155

HEARING NUMBER: 13-077
APPLICANT NAME: MANUEL J. MENENDEZ TRUST
THE APPLICANT IS APPEALING THE DECISION OF THE
COMMUNITY ZONING APPEALS BOARD #12 ON MANUEL J.
MENENDEZ, TRUST, WHICH DENIED THE FOLLOWING:
THE APPLICANT IS REQUESTING A ZONE CHANGE FROM
RU-4L (LIMITED APT. HOUSE) TO RU-4M (MODIFIED APT.
HOUSE) ZONE DISTRICT, AND A SPECIAL EXCEPTION TO
PERMIT A MULTI-FAMILY RESIDENTIAL DEVELOPMENT.
ADDITIONALLY, THE APPLICANT IS REQUESTING TO
DELETE TWO COVENANTS THAT RESTRICT THE PROPERTY
TO A PREVIOUSLY APPROVED PLAN FOR A RESIDENTIAL
DEVELOPMENT AND PERMIT THE APPLICANT TO SUBMIT NEW
PLANS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL
DEVELOPMENT.
THE APPLICANT IS ALSO REQUESTING NON-USE VARIANCES
TO WAIVE THE REQUIREMENT FOR A WALL BETWEEN THE
RESIDENTIAL AND COMMERCIAL ZONED LOTS, AND TO
PERMIT VARIANCES ON SETBACK(S) AND LANDSCAPING, AS
WELL AS OTHER ACCOMPANYING REQUEST(S), ON THIS

SITE.
PLANS ARE ON FILE AND MAY BE EXAMINED IN THE
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES.
PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: 6950 SW 40 STREET, MIAMI-DADE COUNTY,
FLORIDA.
SIZE OF PROPERTY: 2.92 ACRES MORE OR LESS

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL
(305)375-2640, HEARING SECTION, OR VISIT OUR
WEB PAGE TO VIEW THE HEARING FILE AT:
WWW.MIAMIDADE.GOV/ZONING/TRACK/HOME.ASP

INSTRUCTIONS UNDER FLAP

HEARING WILL BE HELD AT THE
MIAMI-DADE COUNTY-STEPHEN P. CLARK CTR
BOARD OF COUNTY COMMISSIONERS CHAMBERS
111 NW 1ST. STREET, 2ND FLOOR
MIAMI-DADE COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
DATE 03/19/2015
THURSDAY
TIME 9:30 AM

I approve this Project
Myrna Freyre Pomares
6868 SW 42 St
Miami, FL 33157

HEARING NUMBER: 13-077
APPLICANT NAME: MANUEL J. MENENDEZ TRUST
THE APPLICANT IS APPEALING THE DECISION OF THE
COMMUNITY ZONING APPEALS BOARD #12 ON MANUEL J.
MENENDEZ, TRUST, WHICH DENIED THE FOLLOWING:
THE APPLICANT IS REQUESTING A ZONE CHANGE FROM
RU-4L (LIMITED APT. HOUSE) TO RU-4M (MODIFIED APT.
HOUSE) ZONE DISTRICT, AND A SPECIAL EXCEPTION TO
PERMIT A MULTI-FAMILY RESIDENTIAL DEVELOPMENT.
ADDITIONALLY, THE APPLICANT IS REQUESTING TO
DELETE TWO COVENANTS THAT RESTRICT THE PROPERTY
TO A PREVIOUSLY APPROVED PLAN FOR A RESIDENTIAL
DEVELOPMENT AND PERMIT THE APPLICANT TO SUBMIT NEW
PLANS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL
DEVELOPMENT.
THE APPLICANT IS ALSO REQUESTING NON-USE VARIANCES
TO WAIVE THE REQUIREMENT FOR A WALL BETWEEN THE
RESIDENTIAL AND COMMERCIAL ZONED LOTS, AND TO
PERMIT VARIANCES ON SETBACK(S) AND LANDSCAPING, AS
WELL AS OTHER ACCOMPANYING REQUEST(S), ON THIS

HEARING WILL BE HELD AT THE
MIAMI-DADE COUNTY-STEPHEN P. CLARK CTR
BOARD OF COUNTY COMMISSIONERS CHAMBERS
111 NW 1ST. STREET, 2ND FLOOR
MIAMI-DADE COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
DATE 03/19/2015
THURSDAY
TIME 9:30 AM

SITE.
PLANS ARE ON FILE AND MAY BE EXAMINED IN THE
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES.
PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: 6950 SW 40 STREET, MIAMI-DADE COUNTY,
FLORIDA.
SIZE OF PROPERTY: 2.92 ACRES MORE OR LESS

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL
(305)375-2640, HEARING SECTION, OR VISIT OUR
WEB PAGE TO VIEW THE HEARING FILE AT:
WWW.MIAMIDADE.GOV/ZONING/TRACK/HOME.ASP

Rafael Paz
Rafael Paz
4308 S.W. 69 AVE.
Miami, Fla. 33155
We are against the
Project. *(Signature)*

INSTRUCTIONS UNDER FLAP

December 10, 2014

RECEIVED BY DEPT
CLERK OF THE BOARD
JAN 8 2015

Community Zoning Appeals Board No. 13
Department of Planning & Zoning
Agenda Coordinator's Office
111 NW 1st Street, 11th Floor
Miami, Florida 33128

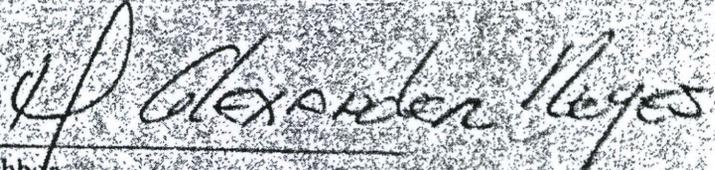
Re: Public Hearing Z13-077 - Manuel I. Menendez Trust
6950 SW 40th Street, Miami, Florida

Dear Council Member:

I own the property at 4259 SW 69 AVE and am a neighbor of the above-referenced property. The purpose of this letter is to advise you that I met with the developers for the referenced project on December 8, 2014, at a meeting held at the Gables Banquet Hall, 7360 SW 24th Street, Miami, Florida.

After reviewing the plan and discussing the specific aspects of the application with the development team, I wish to express my support for the application. I believe that the Development will be an attractive addition to Bird Road in this area.

Respectfully,


Neighbor

ZONING PETITION FORM

Dade County, FL

We, the property owners being affected by applicant's hearing no.13-077, want to **oppose**:

1. A **zone change** from RU-4L (Limited Apt. House) to RU-4M (Modified Apartment House) Zone District
2. **Special Exception** to permit a Multi-Family Residential Development
3. Additionally, we oppose **the deletion of two covenants** that restrict the property owner to a previously approved plan for a 3-Story Residential Development and would permit the applicant to submit new plans for a proposed mutli-family residential development.

We also oppose the applicants request for **non-use variances**:

1. To waive the **requirement for a wall between the residential and commercial** zoned lots.
2. We also oppose permit of variances on **setbacks**,
3. And variances in landscaping

RECEIVED
By the Clerk for the record.

APR 23 2015

Item B
Exhibit B-5 (13-077)
Meeting BCC ZONING

Zoning Case # and Description: 13-077 Manuel J. Menendez Trust

I, Eleanor Quigley, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

Eleanor Quigley 8-24-14
Signature of Person Collecting Names

3470 SW 75 Ave (305) 266-8461 equigley@hpimiami.com
Address Telephone Number E-Mail Address

We, the undersigned owners of property within 200' of the property that is the subject of this zoning case, oppose the requested zoning change because (attach additional pages if necessary) our 20 single-family homes abut applicants property to the west, at our back yard property lines. Density to this area will be too great, parking garage noise and lights will affect our quality of life. 1.7 parking spaces per unit is not sufficient and will add to the parking problems that already exist at neighboring apartments. The transition from our one-story homes is too great, and is out of character for this residential area at SW 69 Ave & SW 40-44 ST.

Property Owner Signature	Printed Name	Address or Tax ID #
<i>[Signature]</i>	RAFAEL S. EFUNDO	4110 S. W 69 AVE
<i>[Signature]</i>	JUAN L. BORDON	4180 S. W 69 AVE
<i>[Signature]</i>	FELIX SANCHEZ	4150 SW 69 AVE
<i>[Signature]</i>	TRAN SIMON	4150 SW 69 AVE
MARCOS MOURE	<i>[Signature]</i>	4252 SW 69 Ave.
<i>[Signature]</i>	<i>[Signature]</i>	4260 SW 69 AVE.
<i>[Signature]</i>	CARIDAD GARCIA DEYA	4306 SW 69 AVE
RAFAEL PAZ	Rafael Paz	4308 SW 69 AVE
Carmen Gibson	<i>[Signature]</i>	4307 SW 69 AVE.
Rosalina MORENO	Rosalina Moreno	4150 SW 69 AVE
<i>[Signature]</i>	CARIDAD GARCIA DEYA	4306 SW 69 AVENUE
GEORGE DEYA	GEORGE DEYA	4306 SW 69 AVENUE
<i>[Signature]</i>	CARLOS VILLANER DE	4312 SW 69 AVE M.F
<i>[Signature]</i>	Phil Berberian	4100 SW 69 Ave.

15. *[Signature]* NEREIDA MONTALVO 4110 SW 69 Ave
16. *[Signature]* JAMES JIMENEZ 4160 SW 69 Ave

Residents in the immediate area. (But not on same block as proposed on 13-077)

	Property Owner Signature	Printed Name	Address or Tax ID #
17.	15.	IGNACIO R. GUTIERREZ	4315 SW 69 AVE
18.	16.	Mario Santana	4257 SW 69th Ave
19.	17.	AMALIA Dominguez	6844 SW 42 ST
20.	18.	Guillermo Lopez	6854 SW 42 ST
21.	19.	Manuela Trujillo	" " "
22.	20.	LIZE-LOTTE PITLO	4315 SW 69 AVE.
23.	21.	Julio Santos	6864 SW 42 ST
24.	22.	MURUE FRANCO TOMARE	6868 SW 42 ST
25.	23.	MARCEL Pineda	6640 SW 43rd St
24.			
25.			
26.			
27.			
28.			
29.			
30.			
31.			
32.			
33.			
34.			
35.			
36.			
37.			
38.			
39.			
40.			
41.			
42.			
43.			
44.			
45.			
46.			
47.			
48.			
49.			
50.			
51.			
52.			
53.			
54.			
55.			
56.			

25 residents oppose by signature petition, application 13-077.



MIAMI-DADE COUNTY

AERIAL YEAR 2012

Section: 23 Township: 54 Range: 40
 Applicant: MANUEL J. MENENDEZ TRUST
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

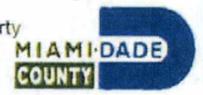
Process Number

Z2013000077

*petitions signed (16 ea.)
 on page 1
 (west of 69 Ave.)*

*Petition signatures
 on page 2 (9 ea)
 Legend (East of 69 Ave)*

 Subject Property



SKETCH CREATED ON: Thursday, September 12, 2013

REVISION	DATE	BY

PLANNED CONSTRUCTION FOR:

- multi-family residential development
- 9 stories 84' Height (can go 100' in BU2 - however, residential not permitted - negotiate bldg height to 4 stories MAX.)
- Deferred new hearing Date: OCT. 7 @ 6:30 PM

1. MANUEL J. MENENDEZ TRUST 14-7-CZ12-1 (13-077)

23-54-40
Area 12/District 7

REQUESTS #1 THROUGH #3 ON TRACT "B"

(Closer to Bird Road next to post office ON WEST SIDE)

NO (1) DISTRICT BOUNDARY CHANGE from RU-4L to RU-4M.

NO 6 stories is too high - 67 units 4m allows for 8 stories MAX.

- (2) DELETION of a Declaration of Restrictions, recorded in Official Record Book 24126, Pages 0768-0772.
- (3) DELETION of a Declaration of Restrictions, recorded in Official Record Book 26198, Pages 4915-4919.

The purpose of Requests #2 & #3 is to delete two covenants that restrict the property to a previously approved plan for a townhome development and permit the applicant to submit new plans for a proposed multi-family residential development.

REQUEST #4 ON TRACT "A"

Do not Rezone Allow variance only if the bldg is 4 stories

Contingent on keeping height to 4 stories max. only

(4) SPECIAL EXCEPTION to permit a multi-family residential development in the BU-2 zoning district.

REQUESTS #5 THROUGH #9 ON TRACTS "A" AND "B"

Behind back yards to approx 20 homes

- (5) NON-USE VARIANCE to permit one way drives with a minimum of 10' (15' required).
- (6) NON-USE VARIANCE to permit a multi-family building setback a minimum of 2 feet (20 feet required) from the interior side (west) property line.
- (7) NON-USE VARIANCE to permit an accessory building (gazebo) setback 15 feet (20 feet required) from the interior side (west) property line.
- (8) NON-USE VARIANCE to waive the required 5' wide dissimilar land use buffer including a 6' high wall fence or hedge and buffer trees along portions of the east and west property lines. (Along Rail Road area)
- (9) NON-USE VARIANCE to waive the required decorative masonry wall at least 5 feet in height between the business lot and residential lot interior to the site. (joins the BU2 to RU4) OK.

claimed on circular drive only. Not true.

NO? ASK who's back yard view - see new development

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Central Park Apartments" as prepared by Collado and Partners, Inc., consisting of 5 sheets, dated stamped received 5/14/14 and landscape plans prepared by Kimberly Moyer RLA consisting of 2 sheets, all dated stamped received 2/28/14. Plans may be modified at public hearing.

needed

MIAMI-DADE COUNTY
 Miami Dade County
 Department of Regulatory & Economic Resources
 111 N. W. 1st Street Suite 1110
 Miami, Florida 33128-1974
<http://www.miamidade.gov/business/zoning.asp>

ZONING HEARING NOTICE FOR POSTAGE PITNEY B/D

**9-story Apartment Bldg
 next to Post Office**



RETURN SERVICE REQUESTED

HEARING NUMBER: 13-077
APPLICANT NAME: MANUEL J. MENENDEZ TRUST
 THE APPLICANT IS REQUESTING A ZONE CHANGE FROM RU-4L (LIMITED APT. HOUSE) TO RU-4M (MODIFIED APT. HOUSE) ZONE DISTRICT, AND A SPECIAL EXCEPTION TO PERMIT A MULTI-FAMILY RESIDENTIAL DEVELOPMENT. ADDITIONALLY, THE APPLICANT IS REQUESTING TO DELETE TWO COVENANTS THAT RESTRICT THE PROPERTY TO A PREVIOUSLY APPROVED PLAN FOR A RESIDENTIAL DEVELOPMENT AND PERMIT THE APPLICANT TO SUBMIT NEM PLANS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT.
 THE APPLICANT IS ALSO REQUESTING NON-USE VARIANCES TO WAIVE THE REQUIREMENT FOR A WALL BETWEEN THE RESIDENTIAL AND COMMERCIAL ZONED LOTS, AND TO PERMIT VARIANCES ON SETBACK(S) AND LANDSCAPING, AS WELL AS OTHER ACCOMPANYING REQUEST(S), ON THIS SITE.
 PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES.

HEARING WILL BE HELD AT THE
 KENDALL VILLAGE CENTER -CIVIC PAVILION
 8625 SW 124 AVENUE
 MIAMI-DADE COUNTY, FLORIDA

COMMUNITY ZONING APPEALS BOARD 12
 DATE 07/08/2014
 TUESDAY
 TIME 6:30 PM

Next hearing date:
 Oct 7, 2014 6:30PM



Owner Name Sub Division Folio

140 St



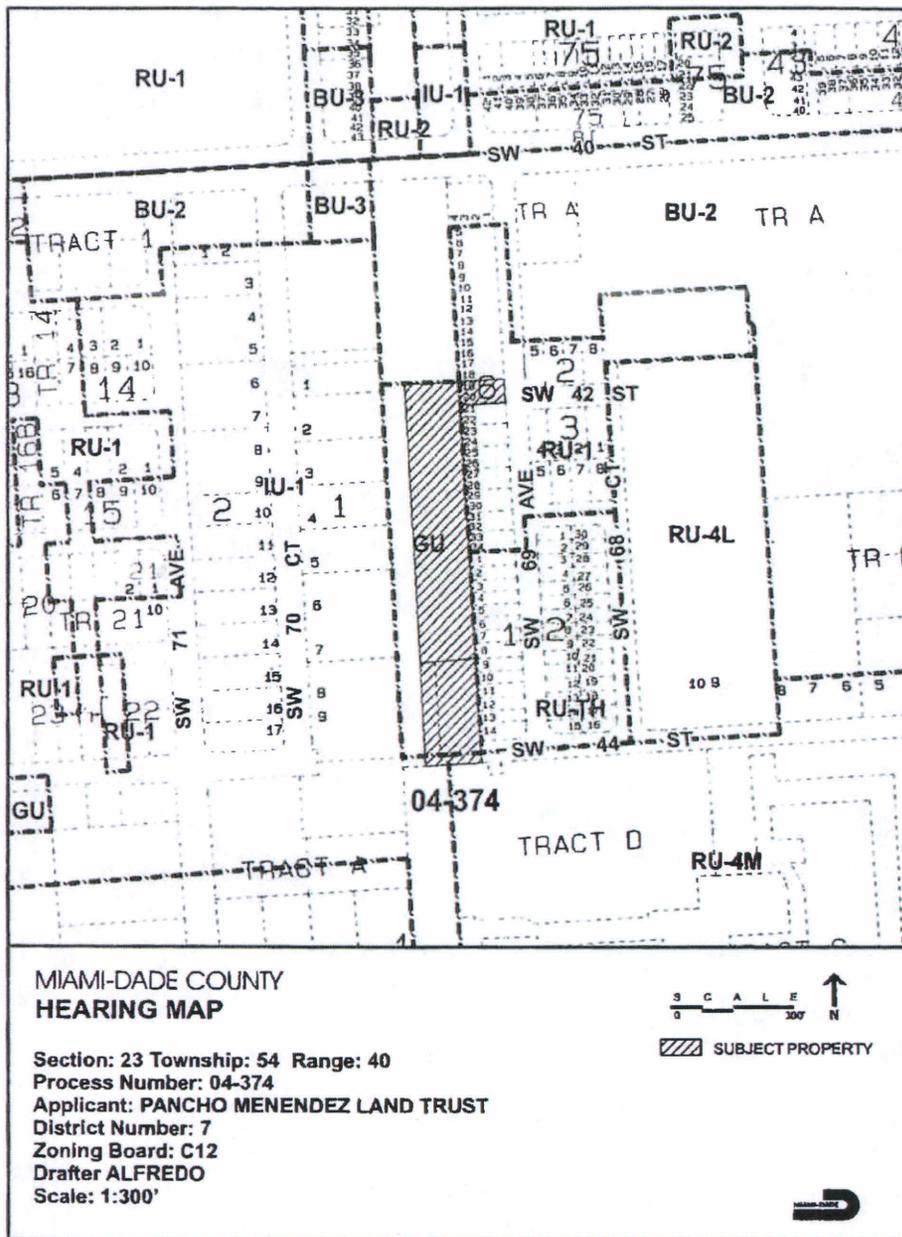
TACTA
 9-story for
 multi-family units
 Residential
 makes not
 permitted

RU-4L
 Allows 6 stories Max 75' H.
 (To be used for parking garage)

9-STOREY OFFICE

0.0/0
 0
 0
 707 Sq Ft
 707 Sq Ft
 680 Sq Ft
 37,767 Sq Ft
 2011

Glossary



Pancho Menendez Land Trust
 Z04-374
 Page 6

I. **RECOMMENDATION:** Approval of the zone change to RU-4L, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

DATE INSPECTED: 11/23/04
 DATE TYPED: 12/07/04
 DATE REVISED: 12/28/04, 1/05/05, 02/02/2005, 03/14/05, 04/11/05, 04/13/05, 05/12/05, 05/18/05, 07/08/05, 07/21/05, 07/22/05, 08/29/05, 08/30/05, 11/07/05, 11/09/05, 11/18/05, 11/21/05
 DATE FINALIZED: 11/21/05
 OO:QW:AJT:MTF:LVT:GB:CSE: JED

Diane O'Quinn Williams
 Diane O'Quinn Williams, Director
 Miami-Dade County Department of
 Planning and Zoning

04-374 Property up-ZONED FROM GU → to RU4L & BU2 (with 2 covenants)

bifurcated

A. MANUEL J. MENENDEZ TRUST (14-7-CZ12-1/13-077)

23-54-40
Area 12/District 07

REQUESTS #1 THROUGH #3 ON TRACT "B"

- (1) DISTRICT BOUNDARY CHANGE from RU-4L to RU-4M. *NO, TOO MUCH DENSITY ADJACENT TO Single Family 20+ Homes
- (2) DELETION of a Declaration of Restrictions, recorded in Official Record Book 24126, Pages 0768-0772.
- (3) DELETION of a Declaration of Restrictions, recorded in Official Record Book 26198, Pages 4915-4919.

The purpose of Requests #2 & #3 is to delete two covenants that restrict the property to a previously approved plan for a townhome development and permit the applicant to submit new plans for a proposed multi-family residential development.

REQUEST #4 ON TRACT "A"

- (4) SPECIAL EXCEPTION to permit a multi-family residential development in the BU-2 zoning district.

REQUESTS #5 THROUGH #9 ON TRACTS "A" AND "B"

- (5) NON-USE VARIANCE to permit one way drives with a minimum of 10' (15' required).
- (6) NON-USE VARIANCE to permit a multi-family building setback a minimum of 2 feet (20 feet required) from the interior side (west) property line. CRAZY ↑
- (7) NON-USE VARIANCE to permit an accessory building (gazebo) setback 15 feet (20 feet required) from the interior side (west) property line.
- (8) NON-USE VARIANCE to waive the required 5' wide dissimilar land use buffer including a 6' high wall fence or hedge and buffer trees along portions of the east and west property lines.
- (9) NON-USE VARIANCE to waive the required decorative masonry wall at least 5 feet in height between the business lot and residential lot interior to the site.

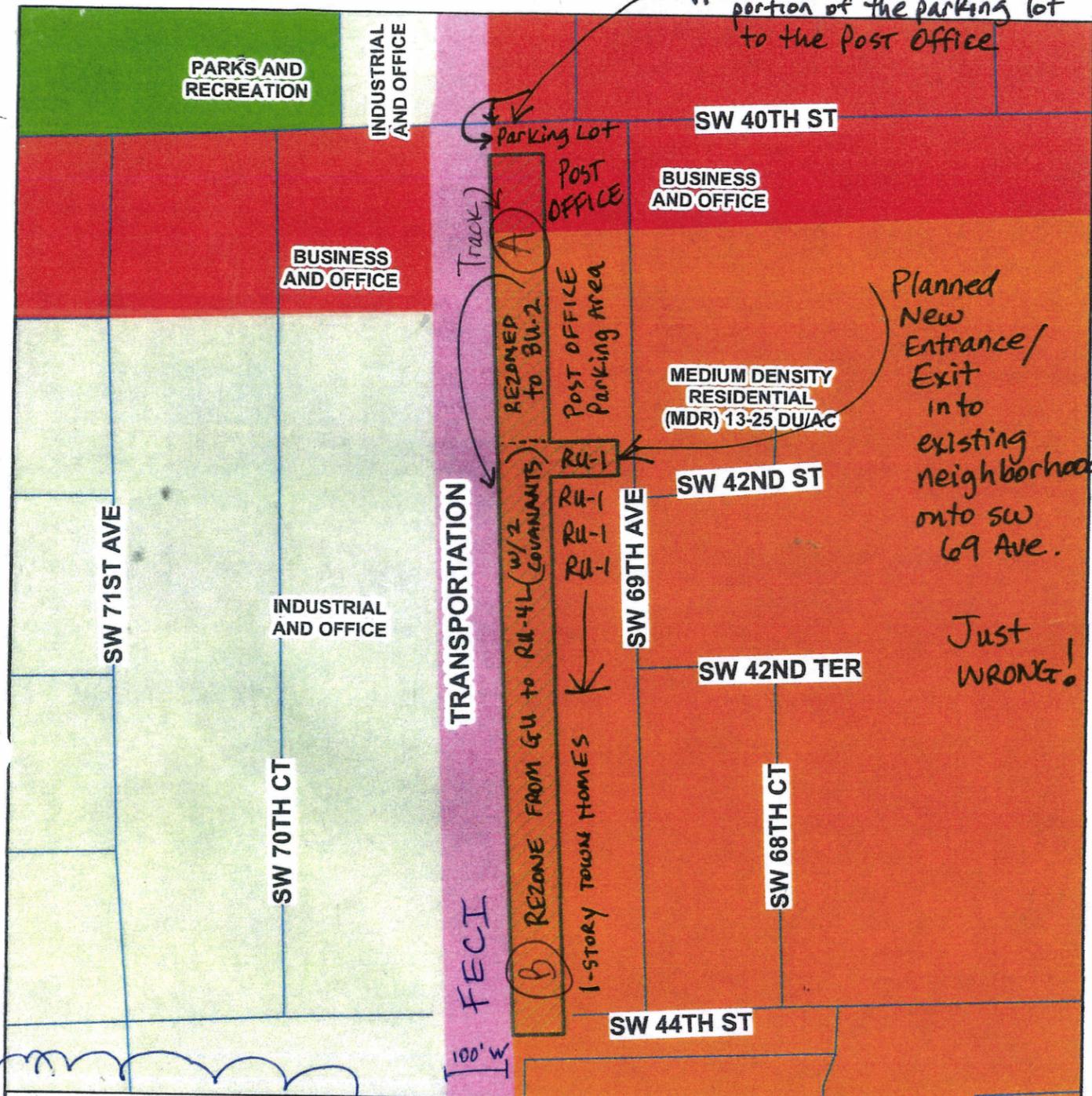
Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Central Park Apartments" as prepared by Collado and Partners, Inc., consisting of 5 sheets, dated stamped received 5/14/14 and landscape plans prepared by Kimberly Moyer RLA consisting of 2 sheets, all dated stamped received 2/26/14. Plans may be modified at public hearing.

LOCATION: 6950 SW 40 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 2.92 +/- Acres (Both Lots) > 100' W

* (BU2) Track "A" (.82 Acres) ← 9 STOREY BLDG.
(RU4L) Track "B" (2.10 Acres)

CMDP-LUP



Applicant claims to rent this portion of the parking lot to the Post Office

Planned New Entrance/Exit into existing neighborhood onto SW 69 Ave.

Just WRONG!

MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2013000077

Section: 23 Township: 54 Range: 40
Applicant: MANUEL J. MENENDEZ TRUST
Zoning Board: C12
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS

RECEIVED
By the Clerk for the record.

APR 23 2015

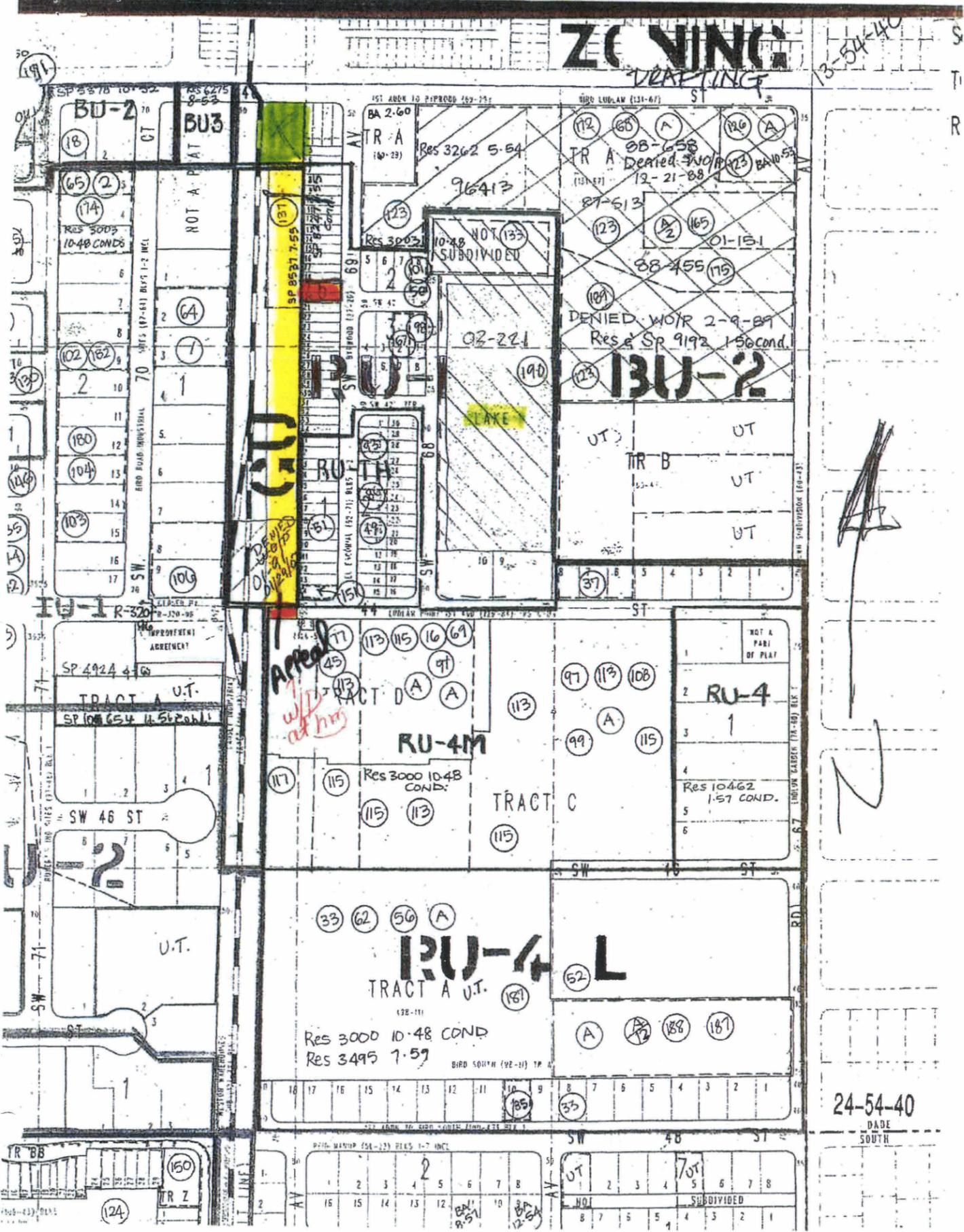
Item B
Exhibit B-6 (13-07)
Meeting BCC 201506

Legend
Subject Property Case



SKETCH CREATED ON: Thursday, September 12, 2013

REVISION	DATE	BY



04-374

From: GU
TO: RU4L & BU2
Approved with 2 Covenants

bifurcate

[v., adj. bahy-fer-keyt, bahy-fur-keyt; adj. also bahy-fer-kit, bahy-fur-] Spell Syllables

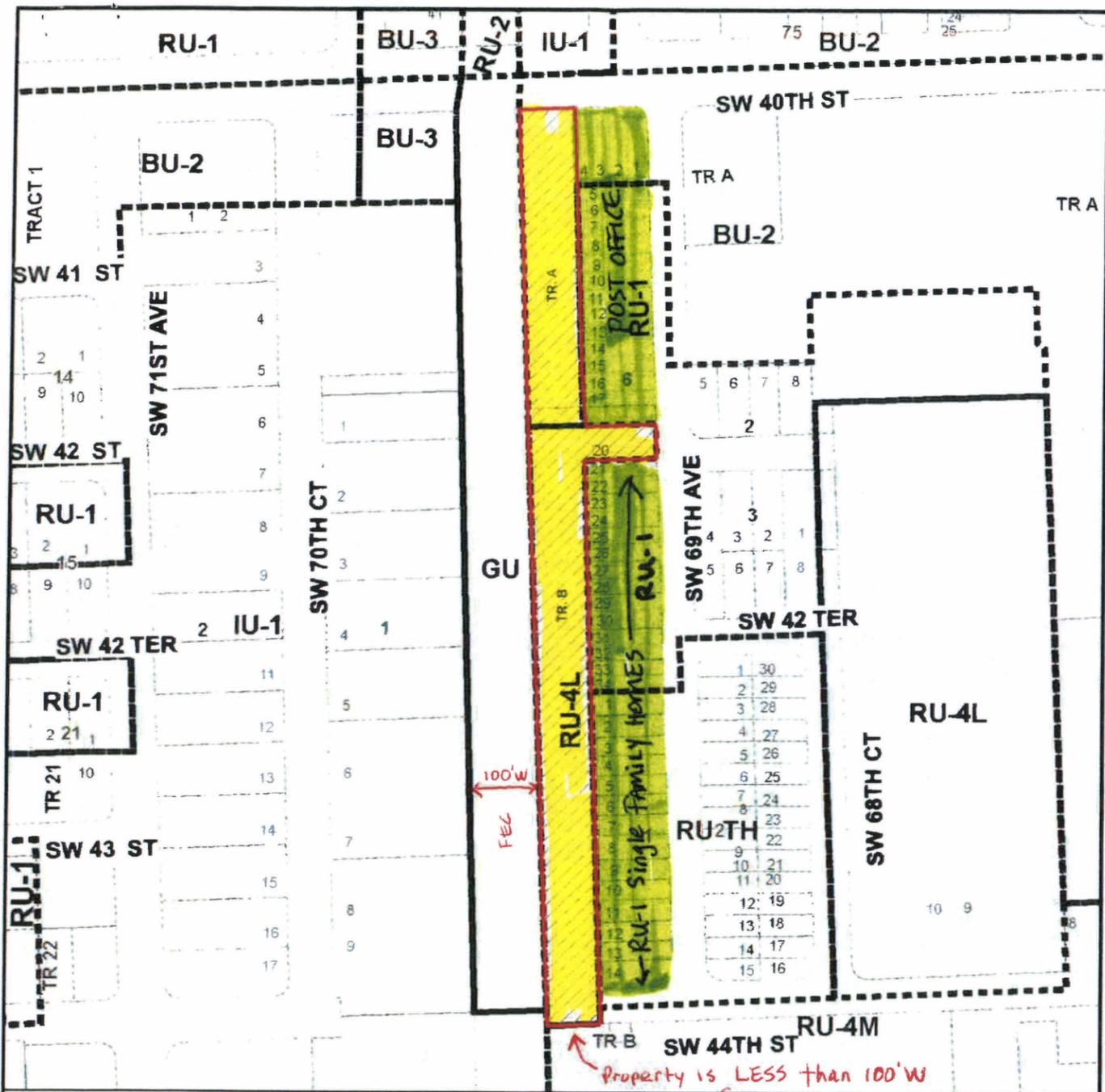
- Examples
 - Word Origin
- verb (used with object), verb (used without object), **bifurcated**, **bifurcating**.
1. to divide or fork into two branches.
- adjective
2. divided into two branches.

bifurcate

[v., adj. bahy-fer-keyt, bahy-fur-keyt; adj. also bahy-fer-kit, bahy-fur-] Spell Syllables

- Examples
 - Word Origin
- verb (used with object), verb (used without object), **bifurcated**, **bifurcating**.
1. to divide or fork into two branches.
- adjective
2. divided into two branches.

2014



MIAMI-DADE COUNTY
HEARING MAP

Section: 23 Township: 54 Range: 40
 Applicant: MANUEL J. MENENDEZ TRUST
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Process Number **Z2013000077**

(DRAWINGS SHOW 100'W)

Legend

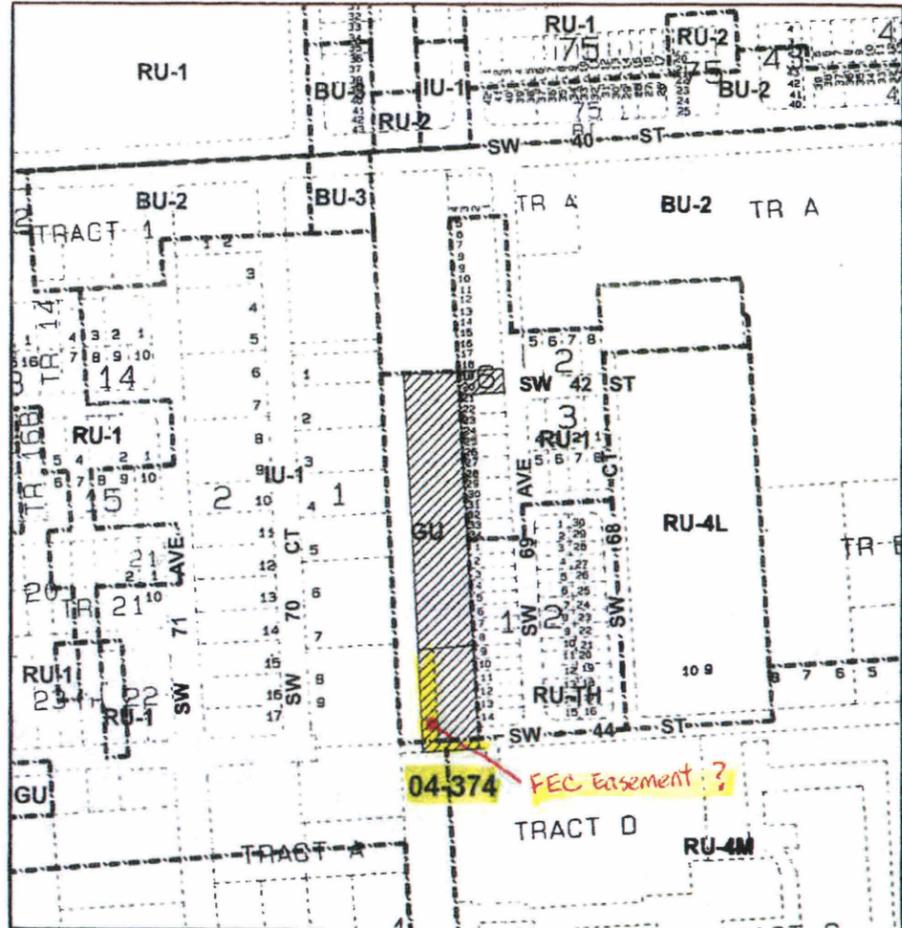
- Subject Property Case
- Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, June 4, 2014

REVISION	DATE	BY

2005



MIAMI-DADE COUNTY
HEARING MAP

Section: 23 Township: 54 Range: 40
 Process Number: 04-374
 Applicant: PANCHE MENENDEZ LAND TRUST
 District Number: 7
 Zoning Board: C12
 Drafter ALFREDO
 Scale: 1:300'

SCALE ↑

SUBJECT PROPERTY

Pancho Menendez Land Trust
 04-374
 Page 6

22-37 units

23 units - NET ACRE

- I. **RECOMMENDATION:** Approval of the zone change to RU-4L, subject to the Board's acceptance of the proffered covenant.
- J. **CONDITIONS:** None.
- DATE INSPECTED: 11/23/04
 DATE TYPED: 12/07/04
 DATE REVISED: 12/28/04, 1/05/05, 02/02/2005, 03/14/05, 04/11/05, 04/13/05, 05/12/05, 05/18/05, 07/08/05, 07/21/05, 07/22/05, 08/29/05, 08/30/05, 11/07/05, 11/09/05, 11/18/05, 11/21/05
- DATE FINALIZED: 11/21/05
 DO:QW:AJT:MTF:LVT:GB:CSE: JED

for Diane O'Quinn Williams
 Diane O'Quinn Williams, Director
 Miami-Dade County Department of
 Planning and Zoning

pg 9
4

proffered Covenant

Police No objection
Schools 10 students

* Subject to conditions stated in their memoranda.

H. ANALYSIS:

Due to Hurricane Wilma, the Department was unable to meet all Code-mandated deadlines for the November 15, 2005 meeting and therefore, this application was deferred to this date. This application was deferred from the September 14, 2005 meeting of this Board with leave to amend, to allow the applicant to submit revised plans. This application was previously bifurcated at the August 17, 2005 meeting of this Board. Request #1, to permit a zone change to BU-2, was approved and the withdrawal of request #3, to permit parking back out of 14' where 22' is required, was approved by this Board pursuant to Resolution #CZAB12-30-05. Request #2 was deferred to allow the applicant to work with staff. The applicant has submitted revised plans dated stamped received November 17, 2005 indicating the development of the subject property with two buildings containing 13 units each and a tot lot located in the approximate center of the development.

The rectangular shaped subject property which is the subject of this zone change is located approximately 491' south of SW 40 Street (Bird Road) and west of SW 69 Avenue. The applicant is seeking a district boundary change from GU, Interim District, RU-1, Single-Family Residential District, and RU-4M, Modified Apartment House District, to RU-4L, Limited Apartment House District, on the south 660 feet of the subject property (referred to as Parcel II and Exhibit B). The zone change request on Exhibit B (Parcel II) is from GU, Interim District, RU-1, Single-Family Residential District, and RU-4M, Modified Apartment House District, to RU-4L, Limited Apartment House District on a 2.22 acre portion of the advertised 3.5 acre site. The applicant has proffered a covenant tying the development of the site to the submitted plans and restricting the number of residential units on Parcel II to 26.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. However, the applicant will have to comply with all of DERM requirements as set forth in their revised memorandum dated August 22, 2005 pertaining to this application. The Public Works Department has no objections to this application. This property requires platting, and road dedications and improvements will be accomplished through the recording of a plat. Further, this application meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply. Miami-Dade Public Schools (MDCPS) has indicated that the proposed zoning will bring an additional 10 students into the area's public schools. The District indicates South Miami Elementary School, South Miami Middle School and South Miami Senior High School as the schools that will be impacted by this development, which are currently operating at 137%, 158% and 146% respectively of FISH (Florida Inventory of School Houses) utilization. Their memorandum indicates that the applicant has voluntarily proffered a monetary donation, over and above impact fees to the School Board, subject to approval by same. The Miami Dade Fire Rescue (MDFR) has indicated in their memorandum dated August 29, 2005 that the proposed private road needs revision for MDFR vehicle access. The site plan should provide adequate radii and roadway width.

2005 Approval



12

Parcel II (Exhibit B - 2.22 gross acres) is designated for Medium Density Residential that allows the development of 13 to 25 dwelling units per gross acre, for a total of 55 units on this parcel. Further, approval of the zone change request to RU-4L, Limited Apartment House District, would allow the applicant to build 51 units on Parcel II. The site plan submitted indicates a maximum of 26 units only. As such, the proposed 26 units are consistent with the numerical thresholds permitted by the Land Use Plan map's Medium Density Residential category and the requested zone change. The applicant has submitted plans which indicate the proposed residential development consisting of two three-story buildings containing 13 residential units each and a tot lot located in the center of the development. The buildings are setback varying from 33' 10" to 44' 4" from the east property line. Between the buildings and the east property line, the site plan indicates a 20' wide two-way drive, a landscape strip varying in width from 7' 10" to 18' 4", and a 6' pedestrian walkway. Staff is of the opinion that the location of the proposed buildings are compatible with the surrounding area. The applicant's plan indicates extensive landscaping along the east side of the property, consisting of mature trees 12' high at time of planting and spaced 20' on center with privacy hedging to buffer the one-story single-family residential development located to the east of the proposal. The proposed development will be setback 17' from the rear (west) property line where train tracks are located. However, the Florida East Coast Railway, L.L.C. has indicated in a memorandum dated June 8, 2004, that due to the poor condition of the tracks between NW 12 Street to Kendall Dr. (SW 88 Street), railway service along this portion will be discontinued and will be closed to the passage of trains. As such, the proposed development will not be affected by the aural impacts generated by train traffic.

When reviewing the district boundary change (request #2) to RU-4L, Limited Apartment House District on Parcel II under Section 33-311(F), staff finds that the development of the site as proposed is compatible with the surrounding residential community. As previously mentioned, the applicant has submitted plans showing the proposed 31' high building located to the rear of the property and the incorporation of a 20' wide two-way drive with pedestrian walkways between said building and the east property line. This allows the aforementioned landscape area to buffer the proposed development from the one-story residences to the east. Further, the applicant intends to proffer a covenant that will include the following: that the development of the Parcel shall be tied to the plans submitted dated stamped received 11/17/05; that the applicant shall install along the east and west property lines and on both sides of the entrance driveway, large canopy trees such as live oak, mahogany or satin leaf, 12' high at time of planting and spaced 20' on center; that the applicant shall install in the area along the south property lines in 2 staggered rows, large canopy trees such as live oak, mahogany or satin leaf, 12' high at time of planting; that all the parking areas and the driveways between the buildings and the walkway be brick paved; and that the applicant install a 5' high CBS wall along the north and west property lines. With these assurances in the proffered covenant, staff recommends approval of the zone change request to RU-4L on Parcel II (Exhibit B).

As such, staff recommends approval of the zone change, subject to the Board's acceptance of the proffered covenant.

Going to RU-4L was approved because of covenant to site plans may 26 units

Conditions for approval of zoning change to RU-4L

otherwise revert back to old zoning + start over.

RESOLUTION NO. CZAB12-30-05

WHEREAS, PANCHO MENENDEZ LAND TRUST applied for the following:

- (1) GU, BU-2, RU-1 & RU-4M to BU-2

REQUEST #1 ON EXHIBIT "A"

- (2) GU, BU-2, RU-1 & RU-4M to RU-4L

*Deffered to 9/14/2005
approved with covenants/plans withdrawn
04-374*

- (3) Applicant is requesting to permit parking back out of 14' (22' required).

REQUESTS #2 & #3 ON EXHIBIT "B"

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) or under §33-311(a)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "The Train Station," as prepared by Juan J. Farach, consisting of 9 sheets and dated last revised 9/6/04.

SUBJECT PROPERTY: EXHIBIT "A": A portion of Florida East Coast Railway's Right-of-Way in Section 23, Township 54 South, Range 40 East, bounded on the north by the south right-of-way line of S.W. 40 Street (Bird Road), said right-of-way line lying 50' south of the north line of said Section 23 and bounded on the west by a line of 50' east of the centerline of the Florida East Coast Railway; main line tract as now established and bounded on the east by the west line of Lots 4 through 18, in block 6, of BYRWOOD, Plat book 27, Page 26, and bounded on the south by the W/ly prolongation of the south line of said Lot 18. A/K/A: The north 541.76' of the NW ¼, of the NE ¼, of Section 23, Township 54 South, Range 40 East, lying 50' east of the centerline of the Florida East coast Railway main track as now established, less the north 50' thereof. AND: EXHIBIT "B": A portion of Florida East coast Railway's Right-of-Way, in Section 23, Township 54 South, Range 40 East, lying 491.76' south of the Southern boundary of S.W. 40th Street (Bird Road), said right-of-way line lying 50' south of the north line of said Section 23, also being the north line of said Section 23 and bounded on the west by a line parallel to and 50' east of the centerline of the Florida East Coast Railway main line track as now established and bounded on the south of the south line of the north ½, of the NE ¼, of said Section 23 and north line of Tract "D" of LUDLAM POINT FIRST ADDITION, Plat book 129, Page 84 and bounded on the east by the west line of Lots 19 through 34, in Block 6, of BYRWOOD, Plat book 27, Page 26; also being bounded on the east by the west line of Lots 1 through 14 and the S/ly extension thereof, of EL ESCORIAL, Plat book 92, Page 71, said boundary being the west line of the east ½, of the NE ¼, of said Section 23 less the north 541.76' thereof and less the south 240' thereof. A/K/A: That portion of the NW ¼, of the NE ¼ of Section 23, Township 54 South, Range 40 East, lying 50' east of the centerline of the Florida East Coast Railway main track as now established, less the north 541.71' thereof and less the south 240' thereof. AND: The north 25' of the SW ¼, of the NE ¼, of Section 23, Township 54 South, Range 40 East, lying 50' east of the centerline of Florida East Coast Railway main track as now established together with the south 215' of the NW ¼, of the NE ¼, of Section 23,

Township 54 South, Range 40 East, lying 50' east of the centerline of Florida East Coast Railway Main Track as now established. AND: Lots 19 & 20 and the north 5' of Lot 21, in Block 6, of BYRWOOD, Plat book 27, Page 26.

LOCATION: Lying between S.W. 40 Street & S.W. 44 Street, west of S.W. 69 Avenue and east of the Florida East Coast Railway Right-of-Way, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant requested permission to defer the requested district boundary change to RU-4L on Exhibit "B" (Item #2) to September 14, 2005, and to withdraw the request to permit parking back out of 14' (Item #3), and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested district boundary change to BU-2 on Exhibit "A" (Item #1) would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and that the request to defer the requested district boundary change to RU-4L on Exhibit "B" (Item #2), and that the withdrawal of the request to permit parking back out of 14' (Item #3) should be granted, and

area next to post office

area next to homes

WHEREAS, a motion to approve Item #1, to defer Item #2 to September 14, 2005, and to grant the withdrawal of Item #3 was offered by Millie Herrera, seconded by Carla Savola, and upon a poll of the members present, the vote was as follows:

*pg 12
7*

RESOLUTION NO. CZAB12-35-05

WHEREAS, PANCHO MENENDEZ LAND TRUST II, ET AL. applied for the following:

- (2) GU, (RU-1) RU-4M & IU-1 to RU-4L
 (4090 SW 69 AVE)

SUBJECT PROPERTY: A portion of Florida East Coast Railway's Right-of-Way, in Section 23, Township 54 South, Range 40 East, lying 491.76' south of the Southern boundary of S.W. 40th Street (Bird Road), said right-of-way line lying 50' south of the north line of said Section 23, also being the north line of said Section 23 and bounded on the west by a line parallel to and 50' east of the centerline of the Florida East coast Railway main line track as now established and bounded on the south of the south line of the north 1/2, of the NE 1/4, of said Section 23 and north line of Tract "D" of LUDLAM POINT FIRST ADDITION, Plat book 129, Page 84 and bounded on the east by the west line of Lots 19 through 34, in block 6, of BYRWOOD, Plat book 27, Page 26; also being bounded on the east by the west line of Lots 1 through 14 and the S/ly extension thereof, of EL ESCORIAL, Plat book 92, Page 71, said boundary being the west line of the east 1/2, of the NE 1/4, of said Section 23 less the north 541.76' thereof and less the south 240' thereof. A/K/A: That portion of the NW 1/4, of the NE 1/4 of Section 23, Township 54 South, Range 40 East, lying 50' east of the centerline of the Florida East Coast Railway main track as now established, less the north 541.71' thereof and less the south 240' thereof. AND: The north 25' of the SW 1/4, of the NE 1/4, of Section 23, Township 54 South, Range 40 East, lying 50' east of the centerline of Florida East Coast Railway main track as now established together with the south 215' of the NW 1/4, of the NE 1/4, of Section 23, Township 54 South, Range 40 East, lying 50' east of the centerline of Florida East Coast Railway Main Track as now established. AND: Lots 19 & 20 and the north 5' of Lot 21, in Block 6, of BYRWOOD, Plat book 27, Page 26.

LOCATION: Lying approximately 491' south of S.W. 40 Street (Bird Road), west of S.W. 69 Avenue and east of the Florida East Coast Railway Right-of-Way, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time it was noted that the requested district boundary change to BU-2 (Item #1), and the withdrawal of the request to permit parking back out of 14' (Item #3), of this application were passed and adopted on August 17, 2005 by Resolution No. CZAB12-30-05, but that the district boundary change to RU-4L (Item #2) had been deferred, and at which time the applicant proffered a Declaration of Restrictions which among other things provided:

1. That said Property shall be developed substantially in accordance with the plans previously submitted, prepared by Angel Milanes, AIA, entitled "The Train Townhome Development," dated stamped received the 17th day of November, 2005, said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of the agreement.
2. The applicant shall install along the east and west property lines on both sides of the entrance driveway, large canopy trees such as live oak, mahogany or satin leaf, 12' high at the time of planting and spaced 20' on center.
3. The applicant shall install in the area along the south property lines in 2 staggered rows, large canopy trees such as live oak, mahogany or satin leaf, 12' high at time of planting.
4. The parking areas and the driveways between the buildings and the walkway shall be paved.
5. The applicant shall install a 6' high CBS or pre cast wall along the north property lines and a 5' high CBS or pre cast wall along the west property lines.

needed to keep commercial traffic out of Residential area

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested district boundary change to RU-4L (Item #2) would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and that the proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to accept the proffered Declaration of Restrictions and to approve Item #2 of the application was offered by Jose I. Valdes, seconded by Millie Herrera, and upon a poll of the members present, the vote was as follows:

Jackie Hernandez-Toraño	absent	Jose I. Valdes	aye
Millie Herrera	aye	Nelson A. Varona	absent
Carla Savola	absent	Robert W. Wilcosky	aye
		Peggy Brodeur	aye

pg 13
8



FEC Property 100' W Max.
 must be less than 100' W (as indicated on site plan - pg 7)

Bad Intersection

2012: 10 Accidents
 2013: 8 Accidents

* How many accidents per year warrants a traffic signal or Right turn only sign?

MIAMI-DADE COUNTY
 AERIAL YEAR 2012

Process Number
Z2013000077



Section: 23 Township: 54 Range: 40
 Applicant: MANUEL J. MENENDEZ TRUST
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

Subject Property



SKETCH CREATED ON: Thursday, September 12, 2013

REVISION	DATE	BY

TRACK A: ZONED BU-2
MAX. HEIGHT 100'
BUT NOT zoned for Residential use

* Does NOT
Transition well
FROM single family
Homes

Closest * Too much Density
Boardering 72 AVE & 67 AVE
ARE ONLY 2 LANES

SW 69 AVE.
Post office

Plans show
Built to
2' From
Chain Link
Fence @
Property Line

20' setback
REQUIRED

Rail Road Property

E

BIRD RD.

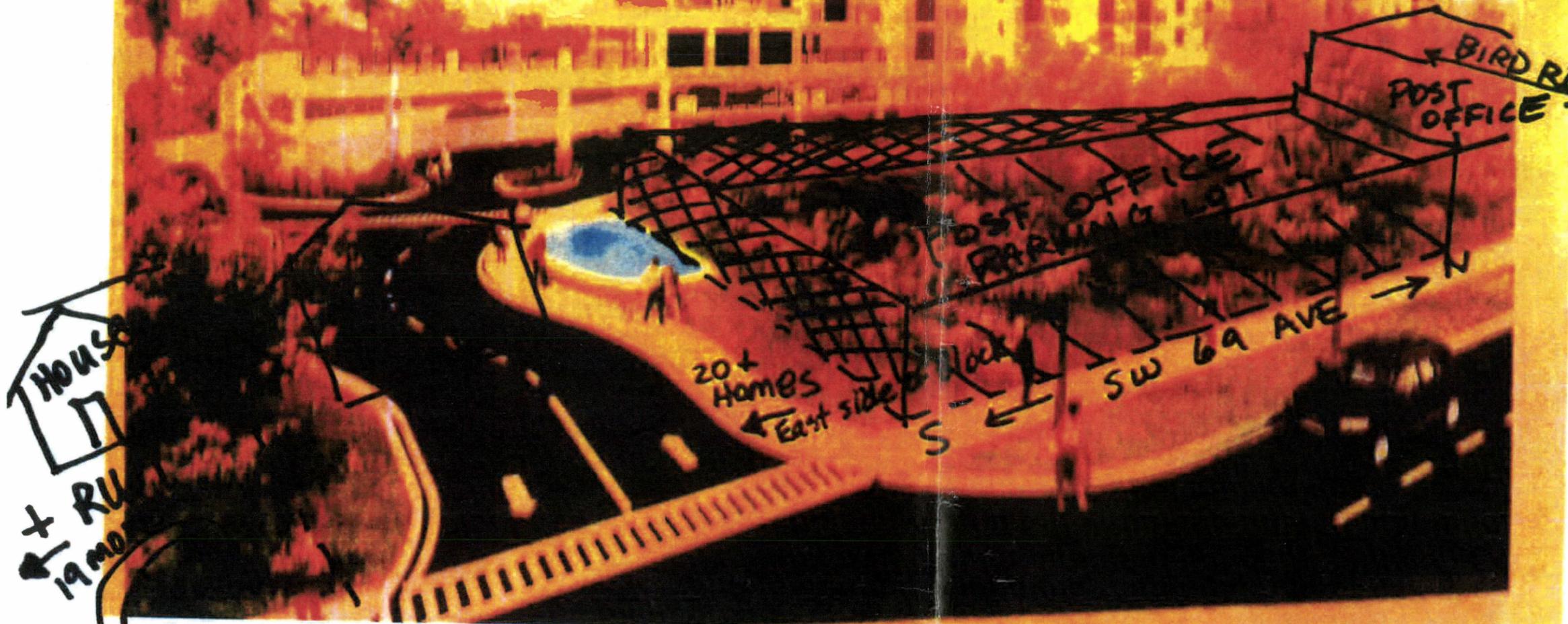
W

← Tract (B)
to be used for
parking garage.

Hearing: # 13-077

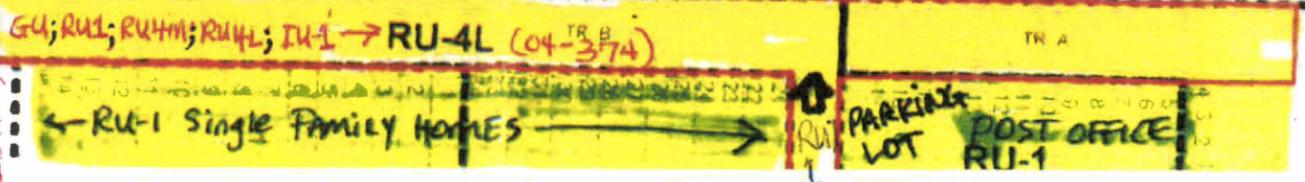
Tract (A) ↓

OLD RAIL ROAD AREA Back here

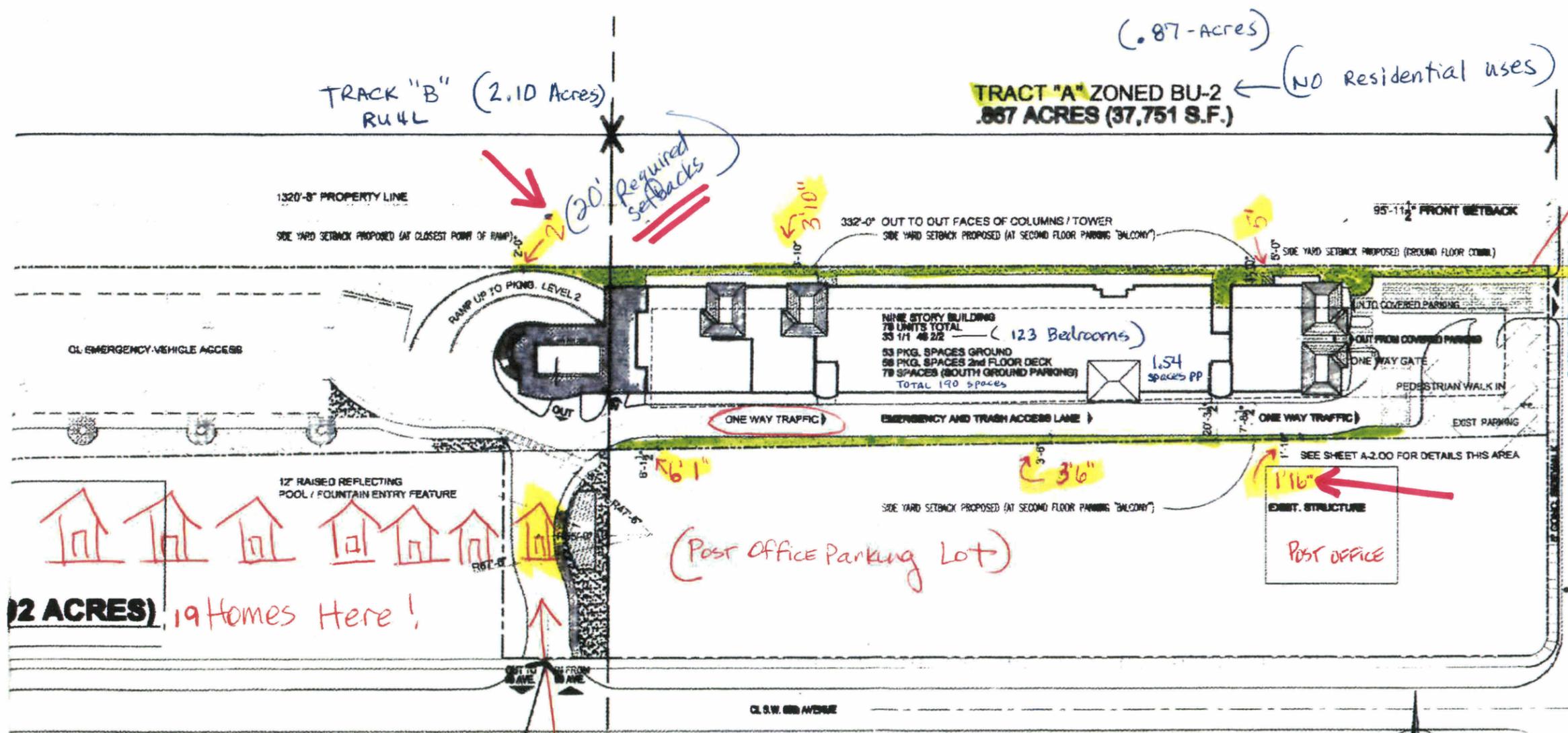


* Conditions of
Rezoning to
RU-4-L *

D4-374, Approved with 2
Covenants; Built to plans dated 11-17-05
31' high 3-story town Home
Install a 5' CBS wall along N & W
property line

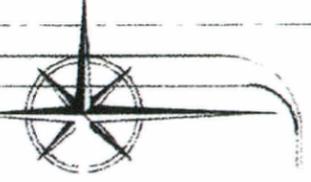


13-077
9 story plans on BU-2
(no res. uses allowed)



SITE PLAN

1" = 40'-0"



AND SETBACK MATRIX

REQUIRED	PROPOSED
	103,938 (0.79)
S.F.)	21,930 S.F. (17%)
S.F.)	45,298 S.F. (36%)
	60,171 S.F. (48%)

UNIT TYPE MATRIX

FLOOR	1 BR 1 BATH	2 BR 2 BATH	CIRC-STR-ELEV	GROSS AREAS
2nd FLOOR		2		2,767 S.F.
3rd FLOOR	6	6	1,478 S.F.	13,868 + 1,998 = 15,866 S.F.
4th FLOOR	6	6	1,364 S.F.	13,868 S.F.
5th FLOOR				

COLLADO AND PARTNERS INC
ARCHITECTURE PLANNING INTERIORS

JOB NO. _____
DRAWN BY: RJC
DATE: _____
SCALE: R-4-14

NO.	DATE	REVISION TYPE

12

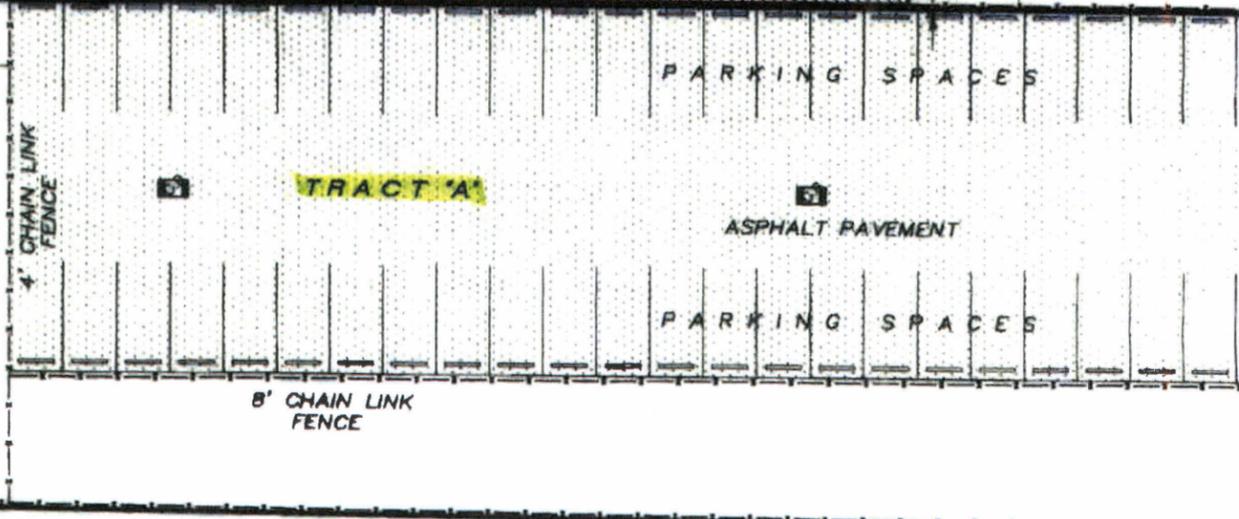
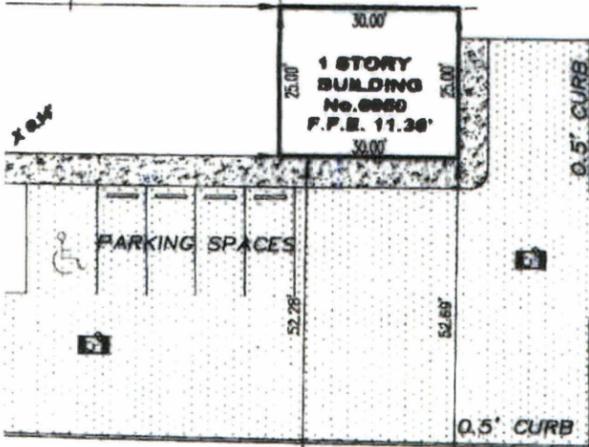
BIRD ROAD →

BLOCK-8
'BYRWOOD'
P.B. 27 - PG. 28

LOT-5 LOT-6 LOT-7 LOT-8 LOT-9 LOT-10 LOT-11 LOT-12 LOT-13 LOT-14 LOT-15 LO

ADJACENT BUILDING No. 6900

S00°08'02"E 445.33'(R&M)



4' CHAIN LINK FENCE

N00°39'09"E 445.57'(R&M)

FLORIDA EAST COAST RAILWAY RIGHT OF WAY

6

WALL

6' WOOD FENCE

S00°08'02"E 850.00' (R&M)

WALL

V E

VACANT LAND
TRACT "B"
2.057 ACRES +/-

10' UTILITY EASEMENT

N00°39'09"E 900.08' (R&M)

FLORIDA EAST COAST RAILWAY RIGHT

Is Applicant building on this easement?

MS 14



Board of County Commissioners
Zoning Meeting
April 23, 2015

Prepared by: Nelson Diaz

EXHIBITS LIST

NO.	DATE	ITEM #	DESCRIPTION
		A	<u>HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.</u> <u>14-7-CZ14-1 (14-003)</u>
1	04/23/2015	A-1	Declaration of Restrictions submitted by Holland & Knight, LLP
		B	<u>MANUEL J. MENENDEZ TRUST 14-7-C12-1 (13-077)</u>
2	04/23/2015	B-1	Booklet containing a copy of the proposed covenant, report from Guillermo Olmendillo and a copy of a letter in support from the Ludlum Post Office.
3	04/23/2015	B-2	Report: Miami-Dade Police Department All Calls Dispatched by Police Grid Between Jan. 1, 2013 and August 25, 2014
4	04/23/2015	B-3	Petition signatures of residents in opposition to the proposed application
5	04/23/2015	B-4	Petition signatures of residents in support of the proposed application
6	04/23/2015	B-5	Petition signatures of residents in opposition to the proposed application with maps attached.
7	04/23/2015	B-6	Sets of different maps of the area with language in opposition to the proposed application